A. DEVON RAMCHARAN (Applicant)

03-9-CZ8-5 (03-190) BCC/District 2 Hearing Date: 3/3/05

Property Ow	mer (ii dinerent irom applicar	iii) <u>Saine.</u>			
	option to purchase □ / lea est? Yes □ No ☑	ase the property pred	icated on the	approval	of the
Disclosure o	f interest form attached? Y	′es □ No ☑			
· .	Previous Zonin	ng Hearings on the Pro	perty:		
Year	Applicant	Request	Board	<u>Decisio</u>	<u>n</u>
				NONE	

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

02/03/2005 DATE: #**Z**-

APPLICANT: 03-9-CZ8-5, DEVON RAMCHARAN

MOTION: Deferred to March 3, 2005, without further advertising

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro				X
Carey-Shuler		X		
Diaz				X
Gimenez		X		
Heyman		X		
Jordan		X		
Rolle	M	X.		
Seijas				X
Sorenson	S	X		
Sosa				X
Souto				X
Vice Chairman Moss		X		
Chairman Martinez		X		
TOTAL		8	0	

DATE: 12/16/2004 #Z-

APPLICANT: B. Devon Ramcharan (03-9-CZ8-5/03-190)

MOTION: Deferred to February 3, 2005 (1st item on the agenda, with costs for additional notification to be paid by the applicant).

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro		x		
Carey-Shuler		х		
Diaz		х		
Gimenez		x		
Heyman	S	х		
Jordan		х		
Moss		х		
Rolle	M	х		
Seijas				x
Sorenson		х		
Sosa		х		
Souto		x		
Chairman Martinez				х
TOTAL		11	0	2

DATE: SEPTEMBER 30, 2004 #Z-

APPLICANT: #1. DEVON RAMCHARAN

MOTION: DEFERRED TO DEC 16, 2004-no further notice

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro		X	1.	
Diaz	S	X	1	
Ferguson				X
Heyman		X		
Martinez		X.		
Morales				X
Moss		X		
Rolle	M	X		
Seijas		X		
Sorenson		X		
Sosa		X		
Souto		X		
Chair Carey-Shuler		X		
TOTAL		11	0	2

MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD - AREA 8 MOTION SLIP

PPLICANT'S NAME: DEVON RA	MCH	ARAN			*:	•
EPRESENTATIVE(S): Applic	cant	t was absent	during ·	the 1	heari'	19
HEARING NUMBER	. •	HEARING DATE	RES	OLUTIO	ON NUM	BER
03-9-CZ8-5 (03-190)		November 19, 2003	C	ZAB8-	-0	3
EPT. REC:						
IOTION:						
WITHDRAW: APPLICA	TION	☐ ITEMS				
DEFER: INDEFINI		,		At	V appli	
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ACCEPT PROFFERED COV	ENAN	IT ACCEPT REVISE	ED PLANS			
APPROVE: PER REQ	UEST	PER DEPARTME	NT	PER D	.I.C.	
☐ with sti	D. CO	NDITIONS				
OTHER: Jo reac	ver	tise to show a	reques?	for	a no	on-
ise variance of 107						
ddress the new ordi						. ";
•	T	T		· ·	1	
TITLE	M/S	NAME	YES	NO	ABSENT	
MS.		Winifred C. BEACHAM			V	
MS.	15	Bertha M. CARSWELL	V			
MC		Kerly CILELI	· V			:
MS.		law	V			
MR.	M	Billy HESTER		<u> </u>		
MR. MR.	M		A.)		1	: :
MR.	M		A.)		/	::

MIAMI-DADE COUNTY COMMULLE ONING APPEALS BOAK - REA 8 MOTION SLIP

EPRESENTATIVE(S):			
HEARING NUMBER	HEARING DATE	RESOLUT	ION NUMBER
03-9-CZ8-5 (03-190)	September 17, 2003	CZAB	303
EPT. REC: Deferral			
OTION: WITHDRAW: APPLICATION	ON ITEMS		
	JUDICE WITHOUT PRE	•	a Leave To Ame
APPROVE: PER REQUE	NANT ACCEPT REVISED		D.I.C.
☐ WITH STD	CONDITIONS		
_ ^	error in the leg	al Ad.	
_ ^		al Ad.	
OTHER: Due to an		yES NO	ABSENT
OTHER: Due to an	error in the leg		ABSENT
TITLE MADAME VICE-CHAIR	W/S NAME Winifred C. BEACHAM	YES NO	ABSENT
TITLE MADAME VICE-CHAIR	WS NAME Winifred C. BEACHAM	YES NO	ABSENT
TITLE MADAME VICE-CHAIR MS. MS.	WS NAME Winifred C. BEACHAM M Bertha M. CARSWELL	YES NO	ABSENT
TITLE MADAME VICE-CHAIR MS. MS.	W/S NAME Winifred C. BEACHAM M Bertha M. CARSWELL Kerly CILELI	YES NO	ABSENT
TITLE MADAME VICE-CHAIR MS. MS. MS. MR.	W/S NAME Winifred C. BEACHAM M Bertha M. CARSWELL Kerly CILELI S Arthemon JOHNSON(C.A.)	YES NO	ABSENT

COUNTY ATTORNEY: Dennis Kerbel

EXHIBITS: YES V NO

0

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS

APPLICANT: Devon Ramcharan PH: Z03-190 (03-9-CZ8-5)

SECTION: 2-53-41 **DATE:** March 3, 2005

COMMISSION DISTRICT: 2 ITEM NO.: A

A. INTRODUCTION

O REQUESTS:

Devon Ramcharan is appealing the decision of Community Zoning Appeals Board #8 which denied the following:

- 1. BU-2 to BU-3
- 2. Applicant is requesting to permit a lot area of 0.35 acre for used car sales and repairs (1 acre required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

o SUMMARY OF REQUESTS:

The applicant is appealing the decision of Community Zoning Appeals Board No. 8 which, on January 27, 2004, denied without prejudice requests which would allow the applicant to change the zoning on the property from BU-2, Special Business District, to BU-3, Liberal Business District, and to allow a used car business on a lot with less lot area than required.

o LOCATION:

The northwest corner of N.W. 96 Street & N.W. 7 Avenue, A.K.A. 9600 N.W. 7 Avenue, Miami-Dade County, Florida.

o SIZE: 140' x 110'

o <u>IMPACT:</u>

The approval of this application will enable more intensive business uses on the property than are currently permitted.

B. ZONING HEARINGS HISTORY: None.

C. <u>COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):</u>

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **business and office**. This category

accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. These uses may occur in self-contained centers, hi-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on local factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise and traffic, and in most wellfield protection areas uses are prohibited that involve the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code.

2. Uses and Zoning Not Specifically Depicted on the LUP Map. Within each map category numerous land uses, zoning classifications and housing types may occur. Many existing uses and zoning classifications are not specifically depicted on the Plan map. This is due largely to the scale and appropriate specificity of the countywide LUP map, graphic limitations, and provisions for a variety of uses to occur in each LUP map category. In general, 5 acres is the smallest site depicted on the LUP map, and smaller existing sites are not shown. All existing lawful uses and zoning are deemed to be consistent with this Plan unless such a use or zoning (a) is found through a subsequent planning study, as provided in Land Use Policy 4E, to be inconsistent with the criteria set forth below; and (b) the implementation of such a finding will not result in a temporary or permanent taking or in the abrogation of vested rights as determined by the Code of Miami-Dade County, Florida (Land Use Element, page I-62).

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

BU-2; used car lot and heavy truck and equipment storage

Business and Office

Surrounding Properties:

NORTH: BU-2; vacant building Business and Office

SOUTH: BU-2; plumbing supply company Business and Office

EAST: BU-3; paint and body shop Business and Office

WEST: RU-3B; duplex residences Residential, low to medium

density, 5 to 13 dua

The subject property is located on the west side of N.W. 7 Avenue, immediately north of N.W. 96 Street. A used car and truck sales business is on the subject site. On inspection, staff observed used automobiles for sale, as well as the storage of tow trucks and the tractor portions of tractor trailer trucks. Several dismantled vehicles on the property and plumbing supplies were stored on the rear of the property. A plumbing supply company is located to the south, on the south side of N.W. 96 Street. A paint and body shop is located to the east, on the east side of N.W. 7 Avenue. A vacant commercial building is located to the immediate north and duplex residences are located to the immediate west.

E. SITE AND BUILDINGS:

Site Plan Review:

Scale/Utilization of Site: Unacceptable

Location of Buildings: N/A

Compatibility: Unacceptable

Landscape Treatment: N/A
Open Space: N/A
Buffering: N/A

Access: Acceptable

Parking Layout/Circulation:
Visibility/Visual Screening:
N/A
Energy Considerations:
N/A
Roof Installations:
N/A
Service Areas:
N/A
Signage:
N/A
Urban Design:
N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **District Boundary Changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

Section 33-311(A)(16). Alternative Site Development Option for Buildings and Structures in the BU Zoning Districts. This subsection provides for the establishment of an alternative site development option, after public hearing, for buildings and structures permitted by the underlying district regulations, except residential buildings and structures and religious facilities, in the BU-1, BU-1A, BU-2, and BU-3 zoning districts, in accordance with the standards established by this section. In considering any application for approval hereunder,

the Community Zoning Appeals Board shall consider the same subject to approval of a site plan or such other plans as necessary to demonstrate compliance with the standards herein.

Section 33-311. Alternative Development Option Standards of Lot Area in BU-3 zoning.

- (f) An alternative lot area and frontage shall be approved upon demonstration of at least one of the following:
 - (1) the proposed lot area and frontage shall permit the development or redevelopment of a structure(s) on a lot, parcel or tract of land where such structure(s) would not otherwise be permitted by the underlying district regulations due to the size or configuration of the parcel proposed for alternative development, provided that:
 - (A) the lot, parcel or tract is under lawful separate ownership from any contiguous property; and
 - (B) the proposed alternative development will not result in the further subdivision of land; and
 - (C) the size and dimensions of the lot, parcel or tract are sufficient to provide all setbacks required by the underlying district regulations; and
 - (D) the area of the lot, parcel or tract is not less than ninety percent (90%) of the minimum lot area required by the underlying district regulations; and
 - (E) the proposed alternative development does not result in an obvious departure from the aesthetic character of the immediate vicinity; and
 - (F) the lot, parcel or tract proposed for alternative development does not adjoin or lie adjacent to a discordant use; and
 - (G) the frontage dimension of the lot, parcel or tract is not less than ninety percent (90%) of the minimum frontage required by the applicable district regulations, except that the frontage dimension of a flag-lot, parcel or tract shall be permitted to be reduced to the minimum width necessary to allow vehicular access as determined by the County; and
 - (H) the resultant frontage dimension of the lot, parcel or tract provides vehicular ingress and egress to all resulting lots, parcels or tracts, including on-site access to emergency equipment.
 - (2) the proposed alternative development results in landscaped open space, community design, amenities or preservation of natural resources that enhances the function or aesthetic character of the immediate vicinity in a manner not otherwise achievable through application of the applicable district regulations, provided that:
 - (A) the number of lots of the proposed alternative development does not exceed that normally permitted by the lot area dimensions of the underlying district regulations; and

- (B) the size and dimensions of each lot, parcel or tract in the proposed alternative development are sufficient to provide all setbacks required by the underlying district regulations, or, if applicable, any prior zoning actions for similar uses issued prior to the effective date of this ordinance (May 2, 2003); and
- (C) the area of each lot, parcel or tract is not less than eighty percent (80%) of the area required by the applicable district regulations; and
- (D) the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and
- (E) the lot, parcel or tract proposed for alternative development does not adjoin or lie adjacent to a discordant use; and
- (F) the resultant frontage of the lot, parcel or tract provides vehicular ingress and egress to all resulting lots, parcels or tracts, including on-site access to emergency equipment.
- (3) the proposed lot area and frontage is such that:
 - (A) the proposed alternative development will not result in the creation of more than two (2) lots, parcels or tracts; and
 - (B) the size and dimensions of each lot, parcel or tract are sufficient to provide all setbacks required by the applicable district regulations; and
 - (C) no lot area shall be less than the smaller of:
 - (i) ninety percent (90%) of the lot area required by the applicable district regulations; or
 - (ii) the average area of the developed lots, parcels or tracts in the immediate vicinity within the same zoning district; and
 - (D) the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and
 - (E) the parcel proposed for alternative development does not adjoin or lie adjacent to a discordant use; and
 - (F) the resultant frontage provides vehicular ingress and egress to all resulting lots, parcels or tracts, including on-site access to emergency equipment.

Section 33-311 (A)(4)(b). Non-use variances from other than airport regulations: Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the

surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.

Section 33-311(A)(4)(c). Alternative non-use variance standard. Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances from the terms of the zoning regulations the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

G. NEIGHBORHOOD SERVICES:

DERM No objection
Public Works No objection
Parks No objection
MDTA No objection
Fire Rescue No objection
Police No objection
Schools No comments

H. ANALYSIS:

This application was deferred from the September 30, 2004 meeting, December 16, 2004 meeting, and from the February 3, 2005 meeting to this date. The applicant is appealing the decision of Community Zoning Appeals Board No. 8 which denied this application without prejudice on January 27, 2004 by a vote of 4-0. In the Petition of Appeal, the applicant has stated that the requested district boundary change, with a proffered covenant, is consistent and compatible with other approvals and uses in the area and that the non-use variance for lot area can be approved under section $\S 33-311(A)(4)(b)$. The property is located at 9600 N.W. 7 Avenue, Miami-Dade County, Florida.

The Department of Environmental Resources Management (**DERM**) has **no objection** to this application. The Public Works Department has stated that an additional 25' radius return must be dedicated at the intersection of N.W. 96 Street and N.W. 7 Avenue. The **Public Works Department** has **no objection** to this application and has stated that the applicant must dedicate a 25' radius return at the intersection of N.W. 96 Street and N.W. 7 Avenue.

The subject property is occupied with a used car and truck business, which is not permitted in the BU-2 zone. The subject business is decorated with flags and pennants. Staff noted on inspection that there were several dismantled vehicles on the property, and stored tractor trailer trucks, tow trucks, and plumbing supplies.

The requested BU-3, Liberal Business District, is not characteristic of the area where the subject property is located. Though some use variances to permit specific BU-3 uses have been granted in the vicinity, no properties zoned BU-3 exist within the subject block face or anywhere within the north half of this square mile section on the west side of N.W. 7 Avenue.

Two (2) BU-3 zoned parcels, with areas of approximately 1.9 acres and 8.67 acres, exist within the southern half of this section, on the west side of N.W. 7 Avenue, between approximately N.W. 93 Street and N.W. 87 Street. Public Hearing approvals have been granted for a radiator repair garage, and an automobile service facility in the vicinity of the subject property. A mechanical garage was approved in connection with a new car agency on a parcel which abuts the subject property to the north. Two (2) used car lots were also approved in the overall vicinity of the subject property. One such approval (Resolution CZAB8-13-98) was approved as a use variance in 1998 on a 0.32 acre parcel which is located at 9920 N.W. 7 Avenue. The other approval for a use variance (4-ZAB-16-69) took place in 1969 on a parcel of approximately 1.15 acres which is located at the northwest corner of N.W. 7 Avenue and Little River Drive, which is approximately N.W. 88 Street. These aforementioned approvals are located on properties on the west side of N.W. 7 Avenue. A paint and body shop is located to the east of the subject property on the east side of N.W. 7 Avenue as well as BU-3 zoned property.

Staff notes that subsequent to the aforementioned approvals the Board of County Commissioners (BCC) directed the County Manager to conduct a study of used car lots along major roadway corridors within the boundaries of Commission District 2, where the subject property is located. The study, dated June 3, 2003, reported on the number, average size, and percentage of used car lots in each commission district, and found that of the 183 used car lots in unincorporated Miami-Dade County since 1990, 94 of the 183, or 51% of the total, were located within the boundaries of Commission District 2. The report recognized that the high percentage of used car lots in Commission District 2 represents an over concentration of such uses and that 26% of the used car lots in Commission District 2 are located on lots with less than 10.000 square feet (0.23 acre) of lot area and 19% are located on lots with less than 15,000 square feet (0.34 acre) of lot area. The report analyzed the lot size requirements for used car lots as permitted in the BU-3 and IU-1 districts and noted that Code Amendments in 1996 and 2001 increased the minimum lot area required for these uses in the IU-1 districts as a measure to control the number and siting of same. Ordinance No. 03-238, which became effective on November 14, 2003, requires that the sales of cars and trucks in the BU-3 district be conducted on sites consisting of at least one (1) net acre, in addition to requirements pertaining to landscaping, siting in relation to types of roadways, the use of attention attracting devices, outdoor lighting, test driving, and outdoor paging and speaker systems. Request #2 will allow the used auto sales business on a lot with an area of 0.35 acres in lieu of the 1 acre required by the Ordinance.

An Alternative Site Development Option (ASDO) of lot area requirements may be approved upon demonstration of compliance with at least one (1) of three (3) options. Request #2 of this application does not comply with Option 1 in that the subject property must not be less than 90% of the minimum lot area required by the underlying zoning regulations. The subject 0.35 acre parcel has a lot area which is only 35% of the minimum lot area required by the underlying district regulations. Furthermore, the subject property must not adjoin or lie adjacent to a discordant use, such as land which has a different zoning district prefix. The RU-3B, Bungalow Court District zoned land which abuts the subject property to the west is developed with duplex residences. This application does not comply with Option 2 in that Option 2 requires that the subject property in this instance have an area of not less than 0.8 acre and that said property not adjoin or lie next a discordant use. This application does not comply with Option 3 in that the subject property must not be less than 90% of the minimum lot area required by the underlying zoning regulations, or not less than the average area of the developed lots within the immediate vicinity within the same zoning district, and must not adjoin or lie adjacent to a discordant use. The average size of the aforementioned two (2) BU-

3 zoned parcels on the west side of N.W. 7 avenue in this section is 5.29 acres, which is substantially larger than the 0.35 acre lot area of the subject property. As such, this application does not comply with any of the three (3) standards for approval under the Alternative Site Development Option for Buildings and Structures in the BU Zoning Districts (Section 33-311 (A) (16).

When analyzed under Section 33-311 (A)(4)(b), the non-use variance standard, the proposed lot area does not maintain the basic intent and purpose of the zoning code. Allowing a used auto and truck business on this substandard site could generate similar requests which would negatively impact this BU-2 zoned corridor. When analyzed under section 33-311(A)(4)(c), the alternative non-use variance standards, staff is of the opinion that this application does not meet the unnecessary zoning hardship criteria and cannot be approved under the alternative non-use variance standard since the property can be utilized in accordance with the existing zoning district. The proposed BU-3 zoning is consistent with the Land Use Plan (LUP) Map's business and office designation. However, said zoning would be incompatible with the surrounding area which is zoned BU-2 along the majority of this business zoned corridor. The CDMP states that existing zoning and uses are consistent with the CDMP. The CZAB-8's decision to deny this application and retain the existing zoning on the property is consistent with the CDMP and staff concurs with same.

I. RECOMMENDATION:

Denial without prejudice of the appeal and of the application.

J. **CONDITIONS**: None.

DATE INSPECTED:

08/22/03; 9/21/04

DATE TYPED:

08/22/03

DATE REVISED:

10/21/03, 11/07/03, 11/14/03, 01/02/04, 01/13/04, 09/15/04, 09/17/04,

09/21/04, 11/29/04

DATE FINALIZED:

2/9/05

DO'QW:AJT:MTF:DBM

Diane O'Quinn Williams, Director Miami-Dade County Department of

Planning and Zoning



MEMORANDUM



TO:

Diane O' Quinn-Williams, Director

Department of Planning and Zoning

SEP 19 2003

MIAMI-DADE COUNTY

DIRECTOR'S OFFICE

Dept. Of Planning & Zoning

DATE:

September 12, 2003

SUBJECT:

C-08 #Z2003000190-Revised

Devon Ramcharan

NWC NW 96th Street and NW 7th

Avenue

DBC from BU-2 to BU-3

(BU-2) (1/3 Ac.)

02-53-41

FROM:

Alyce M. Robertson, Assistant Director Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply and Wastewater Disposal:

Public water and public sanitary sewers can be made available to this property. Therefore, DERM will require connection to the public water supply and public sanitary sewer systems.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

C-08 #Z2003000190-Revised

Devon Ramcharan

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A No-Notice General Environmental Resource Permit from DERM shall be required for the drainage system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County,

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Hazardous Materials Management:

Due to the nature of activities inherent to the requested land use, the applicant will be required to obtain DERM approval for management practices to control the potential discharge and spillage of pollutants associated with the proposed land use, including but not limited to, the following:

- 1. All hazardous materials and hazardous waste shall be provided with secondary containment capable of holding 110% of the largest container stored and protected from rainwater intrusion.
- 2. The applicant shall obtain the required Pollution Control Annual Operating Permit.
- 3. All liquid waste generating activities, such as mechanical repairs or maintenance and dismantling, shall be conducted on an impervious (i.e. concrete) indoor area designed to prevent any liquids to flow outside of work area.

The Industrial Facilities Section of DERM should be contacted for further information on required management practices for the proposed land use.

Operating Permits:

Section 24-35.1 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant should be advised that due to the nature of activities inherent to the proposed land use, as well of some others that would be permitted under the proposed zoning classification, operating permits from DERM will be required. It is therefore suggested that the applicant contact DERM concerning operating requirements.

Fuel Storage Facilities:

Section 24-12.2 of the Code outlines regulations for any proposed or existing underground storage facilities. The regulations provide design, permitting, installation, modification, repair, replacement and continuing operation requirements and criteria. In addition, monitoring devices, inventory control practices and pressure testing of fuel storage tanks is required. The Storage Tank Section of DERM should be contacted for permitting requirements in this regard, if any fuel storage facility is requested.

C-08 #Z2003000190-Revised

Devon Ramcharan

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Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Enforcement History:

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z

Lynne Talleda, Zoning Hearings- P&Z

Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Devon Ramcharan

This Department has no objections to this application.

Driveways to NW 7 Ave. must meet current F.D.O.T. access management requirements; contact the district office at 305-470-5367 for driveway and drainage permits.

The applicant must dedicate the 25 foot radius return at the intersection of NW 96 St. and NW 7 Ave.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This project meets traffic concurrency because it lies within the urban infill area where traffic concurrency does not apply.

Raul A. Pino, P.L.S.

Date SEP_03 2003



MIAMI-DADE FIRE RESCUE Planning & Capital Improvements Bureau ZONING COMMENTS

Hearing Number:	203	-190.					
	2 Yes	□ No		equest:			
Location: NE	COR.	WU Fo	96	y 24 7	AMP WU	WE.	
Recommendation:	Approve Denial	ed with condition	nge fron	previous subr	nittal		·
Estimated number	of alarms	generated anr	ually by	application:			
If there is an impac				/ :			
Station District	<u>30</u>	Grid 06	85	DU/SF	whi.	Occupancy	Туре
Impact of additiona	i calls on	closest station	· ·	No Impact			
				Minimal Impact			
				Moderate Impa	ct		
				Severe Impact			
Planned Service to	Mitigate:						
Service				t	ocation		Year to be Completed
☐ None		<u>, "i.g.,</u>					
NC AL RE UF	L SITE I	FITUTE NOR I	MPLY S BE R ENGIN	SITE PLAN API EVIEWED AN EERING BURI	SERVICE AVAIL PROVAL. D APPROVED E EAU LOCATED A D MODIFICATIO	BY THE MIAM	-DADE FIRE 6 ST. BASED

PETITION OF APPEAL FROM DECISION OF MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY	AMOUNT OF FEE	— DECEIVED
RECEIPT#		ZO3-190
DATE HEARD: 1 127	7104	ZONING HEARINGS SECTION
BY CZAB# C-8		MIAMI-DADE PLANNING AND ZONING DEPT. BY
	, • ·	DATE RECEIVED STAMP
******	*********	*********
and in accordance with the made to the Departm	Chapter 33 of the Code of Miami-E ent on or before the Deadline Date	
	203-190 (03-9-C	
Filed in the name	e of (Applicant) <u>DEVON</u> R	AMCHARAN
Name of Appella	nt, if other than applicant	SAME
Address/Location of API	PELLANT'S property: 9600 M.	W. 7th AVENUE
	Miami,	FLORIDA
Application, or part of Ap	oplication being Appealed (Explana	ation): APPLICATION IN ITS ENTIRET
Appellant (name): De	EVON RAMCHARAN	
nereby appeals the deci- eference to the above Chapter 33 of the Code of County Commissione	ision of the Miami-Dade County County County County in accordary of Miami-Dade County, Florida, he for review of said decision. The Community Zoning Appeals Bo	ommunity Zoning Appeals Board with ace with the provisions contained in ereby makes application to the Board grounds and reasons supporting the eard are as follows:
Requested dest	kict boundary change	e, with professed errenant
is consistent as	& computable with o	ther expresses and uses
in the area. M	m-use ranance for lo	the approvals and uses t area can be approved.
under se	Am 33-311(+)(4)(6)	

APPELLAN	T MUST SIGN THIS PAGE
Date: 17 day of FERRUARY	, year: 2909
Sigr	ned
	DEVON RAMCHARAN
	Print Name
	8561 Southampton Drive Miramar F. Mailing Address
	Maining Address
	(305)796-3459
	Phone Fax
REPRESENTATIVE'S AFFIDAVIT If you are filing as representative of an association or other entity, so indicate:	DEVON RAMCHARAN Representing
	Kobert W. Walland Signature
	RORAT W. HOLLAND Print Name
	5955 N.E 4th Court Address
	M14m. Fz. 33137 City State Zip
	(305) 751 - 8800 Telephone Number
Subscribed and Sworn to before me on the	he 17 day of the year 2004 Notary Public
	(stamp/seal)
IVETTE FROMETA MY COMMISSION # DD 123167 EXPIRES: June 9, 2006 Banded Thru Notary Public Underwriters	Commission expires:

Page 2

APPELLANT'S AFFIDAVIT OF STANDING (must be signed by each Appellant)

STATE OF FLORIDA
COUNTY OF MIAM - DADE
Before me the undersigned authority, personally appeared <u>Nevov Ramcharan</u> (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.
The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:
(Check all that apply)
1. Participation at the hearing 2. Original Applicant 3. Written objections, waivers or consent
Appellant further states they understand the meaning of an oath and the penalties for perjury, and that under penalties of perjury, Affiant declares that the facts stated herein are true.
Further Appellant says not.
Signature Appellant's signature
Tuette Trometa Print Name Print Name Print Name
Signature
Print Name
Sworn to and subscribed before me on the day of February, year
Appellant is personally know to me or has produced FL drivery (CI) as identification.
Notary (Stamp/Seal)
ESTIPLE (Notes) First 9, 2006 Commission Expires: WAY CONMISSION # DD 123167 (NY CONMISSION # DD 123167



[b:forms/affidapl.sam(11/03)]

RESOLUTION NO. CZAB8-1-04

WHEREAS, DEVON RAMCHARAN applied for the following:

- (1) BU-2 To BU-3
- (2) Applicant is requesting to permit a lot area of 0.35 acre for used car sales and repairs (1 acre required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

SUBJECT PROPERTY: That portion of alley lying east and adjacent to Lot 9, bounded by the north of the north line of Lot 9, extended east, bounded by the south on the south line of Lot 9 extended east, bounded on the east by the west line of Lots 10-12 in Block 10 of PINEWOOD PARK, Plat book 6, Page 42 and all of Lots 10-12, Block 10 of PINEWOOD PARK, Plat book 6, Page 42, less the east 40' thereof for road right-of-way.

LOCATION: The Northwest Corner of N.W. 96 Street & N.W. 7 Avenue; AKA 9600 N.W. 7 Avenue, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals
Board 8 was advertised and held, as required by law, and all interested parties concerned in
the matter were given an opportunity to be heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to BU-3 would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and that the request to permit a lot area of 0.35 acre for used car sales and repairs would not meet the standards of the alternative site development option zoning regulation, and would not promote the objectives of creative urban design, infill development and redevelopment and/or preservation and enhancement of property values, and would contravene the public interest standards enumerated in such regulation, with the

result that the public interest would not be served by the underlying zoning district regulations and the that the CDMP would not be commensurately served, and

WHEREAS, a motion to deny Items #1 & 2 without prejudice was offered by Arthemon Johnson, seconded by Winifred C. Beacham, and upon a poll of the members present the vote was as follows:

Winifred C. Beacham
Bertha M. Carswell
Karly Cilali

aye
absent

Billy Hester

aye

absent

Arthemon Johnson Margaret Rudolph

aye absent

Fredricke Alan Morley

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County

Community Zoning Appeals Board 8, that the requested district boundary change to BU-3 be and the same is hereby denied.

BE IT FURTHER RESOLVED that the request to permit a lot area of 0.35 acre for used car sales and repairs be and the same is hereby denied without prejudice.

The Director is hereby authorized to make the notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this day of January 27, 2004.

Hearing No. 03-9-CZ8-5

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 8, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB8-1-04 adopted by said Community Zoning Appeals Board at its meeting held on the 27th day of January, 2004.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 9th day of February, 2004.

Earl Jones, Deputy Clerk (3230)

Miami-Dade County Department of Planning and Zoning

SEAL



MEMORANDUM

CLERK OF THE BOARD OF COUNTY COMMISSIONEDS DADE COUNTY, FLORICS

> Amended Agenda Item No. 6(C)

(Second Reading 11-4-03)

DATE:

September 9, 2003

Robert A. Ginsburg ROM:

O:

County Attorney

Hon. Chairperson and Members

Board of County Commissioners

SUBJECT:

Ordinance modifying

requirements for new and/or

used auto and truck sales

0#03-238

The accompanying ordinance was prepared and placed on the agenda at the request of Commissioner Dorrin D. Rolle.

Robert A. Ginsburg

County Attorney

RAG/ils



Honorable Chairperson and Members D:

DATE:

November 4, 2003

Board of County Commissioners

Ordinance modifying SUBJECT:

requirements for new and/or

used auto and truck sales

George M. B ROM: County Manag

> The proposed ordinance modifying requirements for new and/or used auto and truck sales, repairs, services and facilities in the BU-3 business district will have no fiscal impact on Miami-Dade County.



MEMORANDUM

(Revised)

7	· 0.	

Hon. Chairperson Barbara Carey-Shuler, Ed.D. and Members, Board of County Commissioners

DATE:

November 4, 2003

Robert A. Ginsburg FROM:

County Attorney

Amended

SUBJECT: Agenda Item No. 6(C)

Please no	ote any items checked.
	"4-Day Rule" ("3-Day Rule" for committees) applicable if raised
	6 weeks required between first reading and public hearing
	4 weeks notification to municipal officials required prior to public hearing
	Decreases revenues or increases expenditures without balancing budget
	Budget required Statement of fiscal impact required
: 	Bid waiver requiring County Manager's written recommendation
	Ordinance creating a new board requires detailed County Manager's report for public hearing
	Housekeeping item (no policy decision required)
er, Miller yer.	No committee review

Approved	<u> </u>	Mayor	ar d	ed
Veto	 		Agenda	Item No. 6 (C)
Override			11-4-03	.
			· :	

ORDINANCE PERTAINING TO ZONING; MODIFYING REQUIREMENTS FOR ANY NEW AND/OR USED AUTO AND TRUCK SALES, REPAIRS, SERVICES AND FACILITIES IN BU-3 LIBERAL BUSINESS DISTRICT; AMENDING SECTION 33-255 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE

ORDINANCE NO. 03-238

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA:

Section 1. Section 33-255 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows¹:

Sec. 33-255. Uses permitted.

No land, body of water and/or structure in the BU-3 District shall be used or permitted to be used, and no structure shall be hereafter erected, constructed, arranged or intended to be used, occupied or maintained for any purpose, unless otherwise provided for, excepting for one (1) or more of the following uses:

- (3) Automobile and truck services and facilities including:
 - (a) Open lot car >> and truck << sales, >> new and or used, including as ancillary uses, automobile repairs, body and top work and painting, provided that no more than fifteen (15) percent of the gross building area is devoted to such ancillary uses, and subject to the following conditions:
 - (1) That a continuous, densely planted greenbelt of not less than fifteen (15) feet in width, penetrated only at points approved by the

Words stricken through and/or [[double bracketed]] shall be deleted. Words underscored and/or >>double arrowed<< constitute the amendment proposed. Remaining provisions are now in effect and remain unchanged.

Directors of the Planning and Zoning and Public Works
Departments for ingress and egress to the property, shall be
provided along all property lines abutting public rights-of-way or
properties zoned residential. Said greenbelt shall have shade trees
planted at a maximum spacing of thirty (30) feet on center and a
hedge of a minimum of six (6) feet in height abutting residentially
zoned property and a minimum of three (3) feet in height abutting
public rights-of-way. The shade trees shall have a minimum caliper
of two and one-half (2 1/2) inches at time of planting.

- (2) A minimum of twenty (20) percent of the net lot area of the site shall be developed as landscaped open space.
- (3) That such uses be located only on major access roads, including major roadways (three (3) or more lanes) and frontage roadways serving limited access highways and expressways.
- (4) That such uses be conducted on sites consisting of at least one (1) net acre.
- (5) That attention attracting devices, such as blinking or flashing lights, streamer lights, pennants, banners, streamers and all fluttering, spinning advertising devices (either mobile or stationary) are prohibited, except as permitted under point of sale sign regulations.
- (6) That outdoor lighting shall be designed to avoid spilling beyond the site boundaries.
- (7) That no vehicular test drives shall be conducted on residential local traffic streets (fifty-foot right-of-way or less).
- (8) That the applicant obtains a certificate of use, which shall be automatically renewable yearly upon compliance with all terms and conditions.
- (9) All outdoor paging or speaker systems are expressly prohibited.

 This provision (9) shall also apply to all establishments in existence as of September 10, 1996.
- (b) Open lot car rental.
- (c) Automobile parts, secondhand from store building only.
- (d) Automobile body and top work and painting.

A nded
Aganda Item No. 6 (C)
Page 3

(14) Garage or mechanical service,* >> including automobile repairs, body and top work and painting.<< All outdoor paging or speaker systems are expressly prohibited. This provision shall also apply to all establishments in existence as of [[the effective date of this ordinance]] >> September 10, 1996.<<

*NOTE: Provided no such establishment is located within five hundred (500) feet of any RU or EU District except after approval after public hearing. Provided, that, this spacing limitation shall be two hundred fifty (250) feet if the use is confined within a building and an exterior wall or walls of the building located on the establishment is not penetrated with any openings directly facing the RU or EU District. It is further provided that, except for exterior uses, such distances shall be measured from the closest point of the subject use in the building to the RU or EU District. In connection with exterior uses, the distance of five hundred (500) feet shall be measured from the closest point of the IU District to the RU or EU District. For purposes of establishing such distances, the applicant for such use shall furnish a certified survey from a registered surveyor, which shall indicate such distances. In case of dispute, the measurement scaled by the Director of the Department of Planning and Zoning shall govern.

Section 2. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

Section 3. It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this ordinance, including any sunset provision, shall become and be made a part of the Code of Miami-Dade County, Florida. The sections of this ordinance may be renumbered or relettered to accomplish such intention, and the word "ordinance" may be changed to "section," "article," or other appropriate word.

Section 4. This ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

Am ed Agenda Item No. 6 (C) Page 4

Section 5. This ordinance does not contain a sunset provision.

PASSED AND ADOPTED: NOV 0 4 2003

Approved by County Attorney as to form and legal sufficiency:

max

Prepared by:

COK

Craig H. Coller

Sponsored by Commissioner Dorrin D. Rolle

DATE: 01/13/05

TEAM METRO

ENFORCEMENT HISTORY

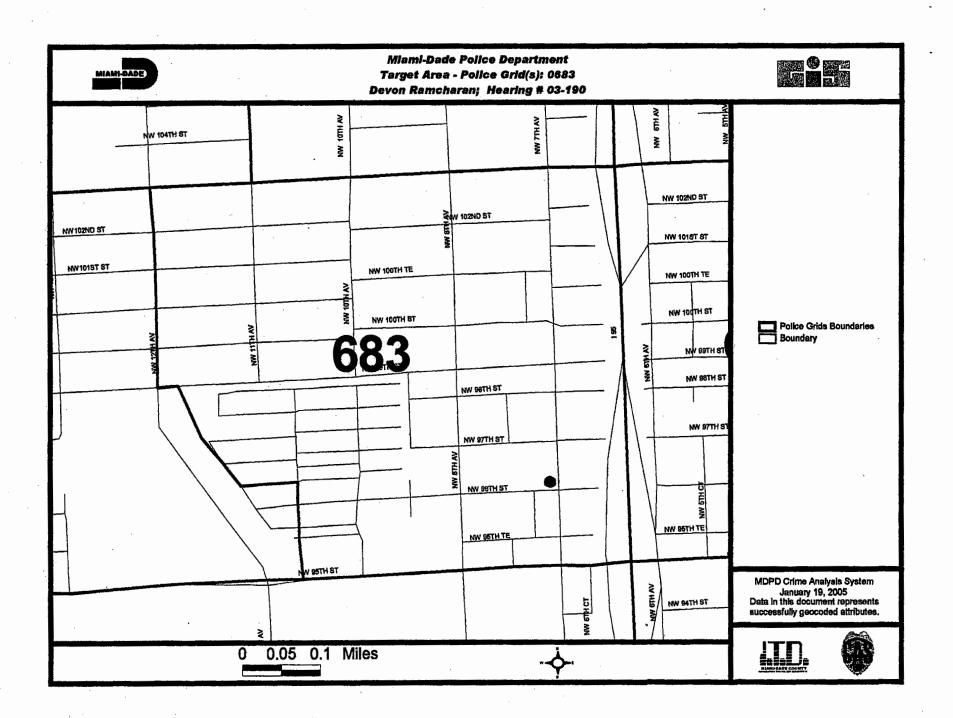
DEVON RAMCHARAN	THE NORTHWEST CORNER OF N.W. 96 STREET & N.W. 7 AVENUE; AKA 9600 NW 7TH AVENUE
APPLICANT	ADDRESS
Z2003000190	· · ·
HEARING NUMBER	

CURRENT ENFORCEMENT HISTORY:

CMS Case # 200404005050
11/19/04 Citation # 937151 issued for junk,trash,debris and junk vehicles
12/16/04 Citation received
01/13/05 Re-inspection reveals violation not corrected. Property still in violation.

Evans/7th Avenue Corp. 8561 Southampton Dr. Miramar, Florida 33025 C/O James D. Evans

Antonio Taveras





Miami-Dade Police Department Address Query for Events occurring at 9600 NW 7 For 2002-01-14 Thru 2005-01-14

Crime Information Watehouse

Detail Filter: Dis Complaint Date >= ."2002-01-14" and Dis Complaint Date < "2005-01-15" and Dis Police District Code in ("A", "B", "C", "D", "E", "H", "II", "II", "M", "N", "P", "C", "R", "ZZ") and Dis Incident Address contains "9600 NW?" and Dis Reporting Agency Code = substring ("030", 1, 3) and Common and Dis Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")

inoident Address	Dis	Grid	A O P	Complaint Date	Day of Wk	Call Royd Time	Complaint Name	Çase Number	Sig Pre	Sig Suf	Rovd Time	Disp Time	1st Arriv Time	1st Arriv Unit	Event Number	Rp Wr YN
19600 NW 7 AV	Q	0120	3	08/17/2004	TUE	09:22:17				13	09:22:17	09:22:17	09:22:17	Z3306	42174341	N
19600 NW 7 AV	Q	0120	3	08/18/2004	WED	11:52:40				13	11:52:40	11:52:40	11:52:40	Z3306	42185452	N
9600 NW 7 AV	N	0683	1	01/22/2002	TUE	11:14:00	DOMINGUEŻ,LISSE	0041419A		21	11:14:00	11:14:00	11:14:00		20207572	۲
9800 NW 7 AV	N	0683	1	03/13/2002	WED	15:44:00	BERNARD, MR	0140092A		34	15:44:00	16:32:00	16:54:00	N3303	20705681	N
9600 NW 7 AV	N	0683	1	03/20/2002	WED	14:54:00	MIAMI MOTOR	0153969A	Ì	14	14:54:00	14:54:00	14:59:00	N3103	20776184	[Y]
9800 NW 7 AV	N	0683	1	03/20/2002	WED	15:37:00	MIAMI MOTOR			15	15:37:00	15:37:00	15:45:00	N2304	20776757	N
9600 NW 7 AV	N	0683	1	03/20/2002	WED	14:55:00	MIAMI MOTOR		2	15	14:55:00	14:55:00	15:03:00		20776198	N
9600 NW 7 AV	N	0683	11	04/15/2002	MON	10:58:00	RICARDO	0205298A		34	10:58:00	11:15:00	11:15:00	N2104	21030354	N
9600 NW 7 AV	N	0683	1	04/15/2002	MON	11:16:00	RICARDO			15	11:16:00	11:16:00	11:16:00	N2104	21030484	N
9600 NW 7 AV	N	0683	1	04/15/2002	MON	11:16:00	RICARDO			15	11:18:00	11:16:00	11:16:00	N2204	21030481	N
9600 NW 7 AV	N	0683	[1]	04/29/2002	MON	16:51:00	BARARO,MR	0234208A	2	34	16:51:00	16:57:00	17:03:00	N3206	21173721	N
9600 NW 7 AV	N	0683	11	04/30/2002	TUE	12:12:00	BARBARO	0235770A	i	34	12:12:00	12:25:00	12:28:00	N2507	21181380	N
9600 NW 7 AV	N	0683	11	05/16/2002	THU	09:26:00	MATOS, MR			22R	09:26:00	09:26:00	09:28:00	N2380	21347161	N
9600 NW 7 AV	N	0683	1	05/20/2002	MON	17:16:00	DOMINGUEZ, MR	0277518A		54	17:16:00	17:33:00	17:53:00	N3380	21390444	N
9600 NW 7 AV	N	0683	1	06/02/2002	SUN	11:49:00	BARBARO, MR	0302870A		22	11:49:00	11:58:00	12:09:00	N2105	21517931	۲
9600 NW 7 AV	N	0683	1	08/02/2002	SUN	13:47:00		0303021A		26C	13:47:00	13:47:00	13:47:00	N2105	21518565	۲
9600 NW 7 AV	N	0683	1	07/08/2002	MON	11:32:00	MR MATOS	0375483A		22	11:32:00	11:44:00	11:44:00	N2102	21878897	Y
9600 NW 7 AV	N	0683	11	07/09/2002	TUE	20:10:00	DOMINGUEZ, RICAR	0378312A		54	20:10:00	20:12:00	20:43:00	N3407	21892686	N
9600 NW 7 AV	N	0683	1	07/20/2002	SAT	10:22:00	ROSETTA	0399607A		34	10:22:00	10:25:00	10:36:00	N2502	22000399	N
9600 NW 7 AV	N	0683	1	07/25/2002	THU	16:16:00	JOHN DOLE	0409997A		34	16:16:00	16:52:00	17:04:00	N3502	22052856	N
9600 NW 7 AV	N	0683	1	10/09/2002	WED	16:28:00	DOMINGUEZ,MR.	0580180A		22JC	16:28:00	16:49:00	17:08:00	N3107	22814034	Y
9600 NW7 AV	N	0683	11	10/12/2002	SAT	10:13:00	PADILLA, MARLON	0565457A		21	10:13:00	10:40:00	10:50:00	N2280	22842928	۲
9600 NW 7 AV	N	0683	11	11/03/2002	SUN	12:05:00	JAKE	0609123A		26C	12:05:00	12:25:00	12:26:00	N2106	23083496	Y
9600 NW 7 AV	N	0683	11	11/18/2002	MON	13:18:00	RICARDO	0637734A		14	13:18:00	13:18:00	13:20:00	N2200	23215020	Y
9600 NW 7 AV	N	0683	11	11/18/2002	MON	13:19:00	MTF			15	13:19:00	13:19:00	13:25:00		23215025	N
9600 NW 7 AV	N	0683	11	11/18/2002	MON	13:20:00	RICARDO			15	13:20:00	13:20:00	13:20:00		23215033	N
9600 NW 7 AV	N	0683	11	11/19/2002	TUE	18:43:00	BARBARO	0840298A		22JC	18:43:00	18:43:00	19:01:00	N3380	23227928	۲
9600 NW 7 AV	N	0683	11	11/20/2002	WED	07:24:00	MARTHA BURGIS	0641060A		34	07:24:00	07:28:00	07:28:00	N2207	23232414	N.
9600 NW 7 AV	N	0683	11	11/20/2002	WED	07:28:00	MARTHA BURGIS			15	07:28:00	07:28:00	07:28:00	N2207	23232449	N
9600 NW 7 AV	N	0683	[1]	11/20/2002	WED	07:58:00				22R	07:58:00	07:58:00	07:58:00	N2503	23232742	N
9600 NW 7 AV	N	0683	11	12/13/2002	FRI	13:01:00	B & L AUTO CONN	0685183A		14	13:01:00	13:22:00	13:22:00	N2502	23456277	N I
9600 NW 7 AV	N	0683	11	12/17/2002	TUE	12:37:00	LUIS,MR	0692932A		34	12:37:00	12:38:00	12:43:00	N2505	23494272	Y
9600 NW 7 AV	N	0683	11	01/23/2003	THU	18:12:00	MR BONNEANNEE	0042701B		34	18:12:00	18:13:00	18:13:00	N3101	30221208	N
9600 NW 7 AV	N	0683	11	01/23/2003	THU	18:13:00	MR BONNEANNEE			15	18:13:00	18:13:00	18:13:00	N3101	30221228	N



Miami-Dade Police Department Address Query for Events occurring at 9600 NW 7 For 2002-01-14 Thru 2005-01-14

Crime Information Warehouse

Detail Filter: Dis.Complaint Date >= "2002-01-14" and Dis.Complaint Date < "2005-01-15" and Dis.Police District Code in ("A", "B", "C", "E", "H", "H", "J", "K", "L", "M", "N", "P", "C", "R", "ZZ",) and Dis.Incident Address contains "9600 NW?" and Dis.Reporting Agency Code = substring ("030", 1 3) and Common and Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", 153", 154", 155")

Incident Address	Dis	Grid	AOP	Complaint Date	Day of Wk	Call Rovd Time	Complaint Name	Case Number	Sig Pre	Sig Suf	Rovd Time	Disp Time	1st Arriv Time	1st Arriv Unit	Event Number	Rp Wr YN
9600 NW 7 AV	Ñ	0683	1	01/24/2003	FRI	09:31:00	JAKE	00437888		26C	09:31:00	09:49:00	09:55:00	N2102	30227450	Y
9600 NW 7 AV	N	0683	1	01/31/2003	FRI	11:39:00	OSCAR,EDDY	0057073B	l	34	11:39:00	11:39:00	11:50:00	N2303	30296768	N
9600 NW 7 AV	N	0683	1	02/12/2003	WED	14:14:00	FAXAS MR	0079991B	l	22JC	14:14:00	14:16:00	14:16:00	N3103	30414377	Y
9600 NW 7 AV	N	0683	1	02/25/2003	TUE	18:28:02	BARBARO,MR	0104965B	ı	29JC	18:28:02	18:36:08	18:36:06	N2204	30540002	Y
9600 NW 7 AV	N	0683	1	02/25/2003	TUE	18:46:01	BARBARO,MR		1	15	18:46:01	18:46:01	18:46:01	N2204	30540130	N
9600 NW 7 AV	N	0683	1	03/12/2003	WED	17:35:49	DOMINGUEZ,MR	0134382B	l	22R	17:35:49	17:36:17	17:43:17	N3109	30686452	
9600 NW 7 AV	a	0683	1	03/13/2003	THU	14:52:06				13	14:52:06	14:52:06	14:52:06	RB346	30695840	N
9600 NW 7 AV	N	0683	1	03/20/2003	THU	21:29:54	DOMINGUEZ, MR	0150699B	l	37	21:29:54	21:31:47	21:31:47	N3500	30770137	
9600 NW 7 AV	N	0683	1	03/20/2003	THU	21:32:36	DOMINGUEZ, MR	}	1	15	21:32:36	21:32:36	21:32:36	N3500	30770160	N
9600 NW 7 AV	N.	0683	1	04/07/2003	MON	12:28:23	SANCHEZ, MR	0184420B	1	34	12:28:23	13:15:42	13:21:00	N2106	30936201	N
9600 NW 7 AV	N	0683	1	04/07/2003	MON	13:15:51	SANCHEZ,MR		ł	15	13:15:51	13:15:61	13:21:00	N2106	30936500	N I
9600 NW 7 AV	N	0683	1	05/17/2003	SAT	12:02:38	RICK	0263414B	l	22	12:02:38	12:11:36	12:22:00	N2506	31330988	
9600 NW 7 AV	N]	0683	1	05/22/2003	THU	13:51:39	UILLIAMS,MS	0273286B	l	17	13:51:39	14:06:16	14:27:00	N2307	31380716	
9600 NW 7 AV	N	0683	1	05/28/2003	WED	10:41:03	DOMINGUEZ, RICKY	0284157B		34	10:41:03	10:43:28	10:50:00	N2506	31435808	
9600 NW 7 AV	N	0683	1	06/04/2003	WED	17:02:56	ELIAS	0298599B	Į	28	17:02:56	17:20:26	17:33:26	N3101	31507419	Y
9600 NW 7 AV	N	0683	1	06/21/2003	SAT	17:51:04	SAM,MR	03325968	1	34	17:51:04	18:38:23	18:38:23	N3101	31689123	Y
9600 NW 7 AV	N	0683	1	06/21/2003	SAT	18:38:26	SAM,MR	İ	1	15	18:38:26	18:38:26	18:38:26	N3101	31669433	N
9600 NW 7 AV	N	0683	1	06/24/2003	TUE	17:48:21	BOATWRIGHT, MR	0338068B	1	260	17:48:21	17:50:37	18:00:00	N3408	31694915	
9600 NW 7 AV	N	0683	1	06/25/2003	WED	13:08:60	DOMINGUEZ,MR	0339531B	l	38	13:08:50	13:10:15	13:10:15	N2201	31702050	N
9600 NW 7 AV	N	0683	1	06/25/2003	WED	13:31:13		0339568B	1	38DL	13:31:13	13:31:13	13:31:13	N6217	31702196	N
9600 NW 7 AV	N	0683	1	06/25/2003	WED	13:10:42	DOMINGUEZ, MR		1	15DL	13:10:42	13:10:42	13:10:42	N2201	31702061	N
9600 NW 7 AV	INI	0683	1	06/26/2003	THU	21:02:23	DOMINGUEZ,MR	0342527B	İ	22	21:02:23	21:38:47	21:46:28	N3280	31715880	N
9600 NW 7 AV	N	0683	1	06/30/2003	MON	12:58:23	LAMTROTH,MR	03493968	l	34	12:58:23	14:08:41	14:13:41	N2308	31747136	N
9600 NW 7 AV	N	0683	1	06/30/2003	MON	15:12:04	ELIAS	0349598B	ļ	34	15:12:04	16:12:46	16:19:00	N3507	31748326	N
9600 NW 7 AV	N	0683	1	06/30/2003	MON	17:55:21	RICKY DOMINGUEZ	0349803B	2	34	17:55:21	17:58:09	17:58:09	N3508	31749706	Y
9600 NW7 AV	N	. 0683	1	06/30/2003	MON	18:06:57	RICKY DOMINGUEZ		l	15	18:06:57	18:06:57	18:55:00	N3504	31749827	N
9600 NW 7 AV	l۸	0683	1	06/30/2003	MON	18:07:14	RICKY DOMINGUEZ	1	l	15DL	18:07:14	18:07:14	18:07:14	N3508	31749829	N
9600 NW 7 AV	N	0683	1	07/04/2003	FRI	07:33:42	RODRIGUEZ,MR	0357190B]	14	07:33:42	07:35:53	07:46:06	N2601	31784636	N
9600 NW 7 AV	N	0683	1	07/04/2003	FRI	09:26:05	JAVIER	0357295B		14	09:26:05	09:26:25	09:26:25	N2301	31785328	Y
9600 NW 7 AV	N	0683 -	1	07/04/2003	FRI	09:27:17	JAVIER			15	09:27:17	09:27:17	09:27:17	N2301	31785334	N
9600 NW 7 AV	N	0683	1	07/04/2003	FRI	09:27:54	JAVIER		l	15	09:27:54	09:27:54	09:30:21		31785338	N
9600 NW 7 AV	N	0683	1	07/05/2003	SAT	14:15:47	RODRIGUEZ,MR	0359540B		26P	14:15:47	14:17:00	14:17:00	N2201	31798168	N
9600 NW 7 AV	N I	0683	1	07/05/2003	SAT	14:17:11	RODRIGUEZ,MR			15	14:17:11	14:17:11	14:17:11	N2201	31796177	N
9600 NW 7 AV	N	0683	1	07/07/2003	MON		DANIEL HYLAND	0363149B		34	14:40:55	14:41:54	14:51:00	N3506	31813032	N



Miami-Dade Police Department Address Query for Events occurring at 9600 NW 7 For 2002-01-14 Thru 2005-01-14

Crime Information Warehouse

Detail Filter: Dis.Complaint Date >= "2002-01-14" and Dis.Complaint Date < "2005-01-15" and Dis.Police District Code in ("A", "B", "C", "D", "E", "H", "H", "H", "M", "N", "P", "Q", "R", "ZZ") and Dis.Incident Address contains "9600 NW 7" and Dis.Reporting Agency Code = substring ("030", 1, 3) and Common and Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "26", "27", "28", "28", "39", "30", "34", "35", "36", "37", "38", "39", "40", "41", "42", "48", "48", "48", "48", "48", "49", "50", "51", "52", "53", "54", "55")

Incident Address	Dis	Grid	₩	Complaint Date	Day of Wk	Cali Rovd Time	Complaint Name	Çase Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit	Event Number	Rp Wr YN
9600 NW 7 AV	N	0683	1	07/07/2003	MON	14:42:16	DANIEL HYLAND			15	14:42:16	14:42:16	14:52:00		31813039	N
9600 NW 7 AV	N	0683	1	07/09/2003	WED	10:23:03	GONZALEZ,CECIL	0366724B		28	10:23:03	10:23:03	10:23:03		31830863	Y
9600 NW 7 AV	N.	0683	1	07/17/2003	THU	13:43:57	JOHNNIE	0382255B	!	34	13:43:57	14:59:35	15:04:35	N3102	31906639	N
9600 NW 7 AV	N	0683	1	07/21/2003	MON	17:29:00	RAMCHARAN,MR	0389821B		34	17:29:00	17:47:04	17:47:04	N3501	31944404	N
9600 NW 7 AV	N	0683	1	07/26/2003	SAT	20:08:21	ALEXIS,MS	0399752B	l '	34	20:08:21	20:09:29	20:09:29	N3303	31993714	N
9600 NW 7 AV	N	0683	2	11/16/2004	TUE	13:53:04	DEVON	0608471C		34	13:53:04	14:33:16	14:51:00	N2401	43029305	N
9600 NW 7 AV	N	0683	2	11/16/2004	TUE	14:33:34	DEVON			15	14:33:34	14:33:34	14:51:00		43029724	N
9600 NW 7 AV NORTHSIDE	N	0883	1	02/19/2003	WED	16:47:00	MR IZAGUIRRE	0093525B		34	16:47:00	18:20:00	18:20:00	N3101	30482181	N
9600 NW 7 AV NORTHSIDE	N	0683	1	02/19/2003	WED	17:49:00	MR IZAGUIRRE			15	17:49:00	17:49:00	17:49:00	N3103	30482655	N
9600 NW 7 AV NORTHSIDE	N	0683	1	02/19/2003	WED	18:20:00	MR IZAGUIRRE			15	18:20:00	16:20:00	18:20:00	N3103	30482885	N
9600 NW 7 AV REF INV	N	0683	1	07/04/2003	FRI	11:19:52				13	11:19:52	11:19:52	11:19:52	N6271	31785908	N
9600 NW 7 AV REF INV	N	0683	1	07/04/2003	FRI	11:20:03	,		i	15	11:20:03	11:20:03	11:20:03	N6271	31785910	N
9600 NW 7 AV/		0683	2	12/07/2004	TUE	15:29:16		0646448C		14PA	15:29:16	15:29:16	15:29:16	EIU51	43221449	
9600 NW 7 AV/	a	0683	2	12/07/2004	TUE	15:29:26		0646448C		14PA	15:29:26	15:29:26	15:29:26	EIU51	43221452	Y
9600 NW 7 AV/09'D IN ERROR C33	N	0683	1	06/25/2003	WED	13:23:02				15DL	13:23:02	13:23:02	13:23:02	N6216	31702127	N
9600 NW 7 AV/09'D IN ERROR C33	N	0683	1	06/25/2003	WED	13:20:33				3801	13:20:33	13:20:33	13:20:33	N5216	31702110	N
9600 NW 7 AV/26P	N	0683	1	07/07/2003	MON	23:24:44			1	15	23:24:44	23:24:44	23:24:44	N1509	31817198	N
9600 NW 7 AV/26P	ΙNΙ	0683	1	07/07/2003	MON	23:24:53				15	23:24:53	23:24:53	23:24:53	N1504	31817201	N
9600 NW 7 AV/26P	N	0683	11	07/07/2003	MON	23:24:56				15	23:24:56	23:24:56	23:24:56	N1505	31817203	N N
9600 NW 7 AV/26P	N	0683	11	07/07/2003	MON	23:35:58				15	23:35:68	23:35:58	23:35:00	N1504	31817308	N
9600 NW 7 AV/26P	N	0683	1	07/07/2003	MON	23:42:43				15	23:42:43	23:42:43	23:42:43	N3404	31817352	N
9600 NW 7 AV/AUTO	N	0683	11	12/13/2002	FRI	14:12:00	PIERRE,JERRY	0685285A		34	14:12:00	14:42:00	14:50:00	N3108	23456855	N
9600 NW 7 AVIAUTO	N	0683	1	12/13/2002	FRI	14:42:00	PIERRE,JERRY			15	14:42:00	14:42:00	14:50:00		23457147	N
9600 NW 7 AV/B & L AUTO	N	0683	1	01/31/2002	THU	17:32:00	RICKY/EMPLOYEE	0059858A	i	32JC	17:32:00	17:35:00	17:42:00	N3209	20301164	N
9600 NW 7 AV/B& L. AUTO	N	0683	1	07/01/2003	TUE	09:11:17	COX, MR	0350911B	l .	34	09:11:17	09:11:38	09:13:00	N2505	31755215	N
9600 NW 7 AV/B&L AUTO	N	0683	1	04/26/2002	FRI	09:58:00	DOMINGUEZ MR	0227572A		26C	09:58:00	10:04:00	10:09:00	N2508	21142649	Y
9600 NW 7 AV/B&L AUTO	N	0683	1	05/15/2002	WED	19:34:00	MATOS,MR		i	22	19:34:00	20:18:00	20:39:00	N3380	21341650	N
9600 NW 7 AV/B&L AUTO CONN	N	0683	1	10/10/2002	THU	18:02:00	DOMIGUEZ,RICKY	0562414A		34	18:02:00	19:32:00	19:42:00	N3507	22825299	N
9600 NW 7 AV/B&L AUTO CONNECT	N	0683	1	03/12/2002	TUE	16:33:00	DOMINGUEZ,REYNO	0137997A		26V	16:33:00	16:33:00	16:33:00		20694515	Y
9600 NW 7 AV/B&L AUTO CONNECTI	N	0683	1	06/11/2003	WED	13:33:50	LANDIS	0311922B		34	13:33:50	14:20:26	14:31:00	N2308	31572958	floor



Miami-Dade Police Department Address Query for Events occurring at 9600 NW 7 For 2002-01-14 Thru 2005-01-14

Crime Information Warehouse

Detail Filter: Dis Complaint Date >= "2002-01-14" and Dis Complaint Date < "2005-01-15" and Dis Police District Code in ("A", "B", "C", "B", "C", "B", "U", "H", "I", "J", "K", "I", "M", "M", "P", "C", "R", "ZZ") and Dis Incident Address contains "9600 NW7" and Dis Reporting Agency Code = substring ("030", 1, 3) and Common and Dis Signal Code in ("13", "14", "15", "16", "17", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "28", "37", "38", "34", "35", "36", "37", "38", "38", "37", "38", "37", "38", "37", "38", "37", "38", "37", "38", "38", "37", "38", "3

incident Address	Dis	Grid	AOP	Complaint Date	Day of Wk	Call Rovd Time	Complaint Name	Case Number	Sig Pre	Sig Suf	Royd Time	Disp Time	1st Arriv Time	1st Arriv Unit	Event Number	RP W Y
9600 NW 7 AV/BW ARR	N	0683	1	04/18/2002	THU	19:11:00		0212387A		39	19:11:00	19:11:00	19:11:00	N3510	21086816	IY
9600 NW 7 AV/CAR LOT	N	0683	1	07/06/2003	SUN	19:07:08	ANON	0361757B		14	19:07:08	19:07:54	19:07:54	N3308	31806167	Y
9600 NW 7 AV/CAR LOT	N	0683	1	07/06/2003	SUN	19:08:33	ANON			15	19:08:33	19:08:33	19:15:43		31806177	N
9600 NW 7 AV/CAR LOT	N	0683	1	07/06/2003	SUN	19:17:58	ANON		İ	15	19:17:56	19:17:56	19:21:56	N3303	31806222	N
9600 NW 7 AV/CAR LOT	N	0683	1	07/06/2003	SUN	19:18:11	ANON			15	19:18:11	19:18:11	19:18:11	N3308	31806224	N
9600 NW 7 AV/CORR OTH	N	0683	1	12/19/2002	THU	13:50:00	SANVILLE,MS	0696921A		34	13:50:00	14:12:00	14:24:00	N2306	23515825	Y
9600 NW 7 AV/MIAMI MOTOR CREDI	N	0683		04/18/2002	THU	17:45:00	VIVELYNE DORNEV			15	17:45:00	17:45:00	17:45:00	N3106	21066065	N
9600 NW 7 AV/MIAMI MOTOR CREDI	N	0683	1	04/18/2002	THU	17:45:00	VIVELYNE DORNEV	0212239A		27	17:45:00	17:45:00	17:45:00	N3106	21066040	۲
9600 NW 7 AVE	N	0683	2	07/08/2004	THU	14:12:49	CRAIG MARSHALL	0368508C		21	14:12:49	14:12:49	14:12:49		41808700	Y
9600 NW 7 AVE BW ARREST	N	0683	11	10/10/2002	THU	20:21:00		0562499A		39	20:21:00	20:21:00	20:21:00	N3507	22826337	Y
:9600 NW 7 AV	N	0683	1	06/09/2003	MON	20:48:27	DOMINGUEZ,MR	0308811B		37	20:48:27	20:50:40	20:50:40	N6273	31556573	N
:9600 NW 7 AV	N	0683	1	06/09/2003	MON	21:44:39	DOMINGUEZ,MR .		L	15	21:44:39	21:44:39	21:44:39	N6273	31556940	N



Miami-Dade Police Department Zoning Hearing Report - Dispatch Information For 2003 and 2004



vetall Filter: (Dis.Complaint Date >= FinstDate and Dis.Complaint Date < LastDate) and (Dis.Grid in ("0883")) and ([Dis.Signal Code in ("13" "14" "15" , "16" , "17" "18" "19" , 20" , "21" , "22" , "23" , "34" , "35" , "34" , "35" , "34" , "35" , "35" , "34" , "35" , "34" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" , "52" , "52" , "23" , "24" , "25" , "25" , "25" , "25" , "25" , "25" , "25" , "35" , "34" , "35" , "34" , "35" , "36" , "37" , "38" , "39" , 40" , "41" , "42" , "43" , "45" , "4

			2003	2004
Grid	Signal Code	Signal Description		
0683	13	SPECIAL INFORMATION/ASSIGNMENT	319	270
	14	CONDUCT INVESTIGATION	606	609
	15	MEET AN OFFICER	1,310	1,234
	16	D.U.I.	1	2
	17	TRAFFIC ACCIDENT	180	166
	18	HIT AND RUN	30	42
	19	TRAFFIC STOP	239	320
	20	TRAFFIC DETAIL	39	61
	21	LOST OR STOLEN TAG	39	49
	22	AUTO THEFT	104	93
	25	BURGLAR ALARM RINGING	79	60
	26	BURGLARY	177	119
	27	LARCENY	56	58
]	28	VANDALISM	52	36
	29	ROBBERY	31	25
	30	SHOOTING	3	8
	32	ASSAULT	259	258
	33	SEX OFFENSE	12	16
	34	DISTURBANCE	548	578
	36	MISSING PERSON	42	59
\	37	SUSPICIOUS VEHICLE	35	21
]	38	SUSPICIOUS PERSON	39	31
	39	PRISONER	120	72
	41	SICK OR INJURED PERSON	66	86
	43	BAKER ACT	7	16
	44	ATTEMPTED SUICIDE	4	8

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Date: 01-18-2005

Page 1



Miami-Dade Police Department Zoning Hearing Report - Dispatch Information For 2003 and 2004



			2003	2004
Grid	Signal Code	Signal Description		
0683	45	DEAD ON ARRIVAL	6	7
	47	BOMB OR EXPLOSIVE ALERT	1	0
	49	FIRE	10	13
	52	NARCOTICS INVESTIGATION	102	60
	53	ABDUCTION	1	1
	54	FRAUD	16	19
	55	WEAPONS VIOLATION	2	2
Total Si	gnals for	Grid 0683 :	4,535	4,399



Miami-Dade Police Department Zoning Hearing Report - Dispatch Information For 2003 and 2004



	2003	2004
Grid Signal Signal Description		
Total for All Grids :	4,535	4,399

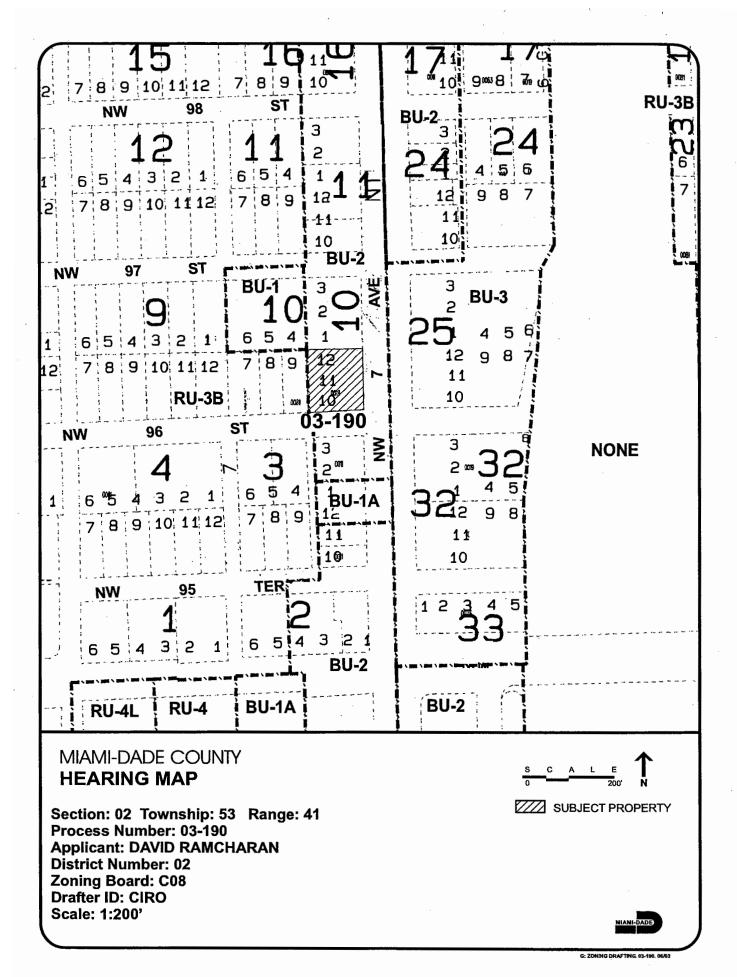


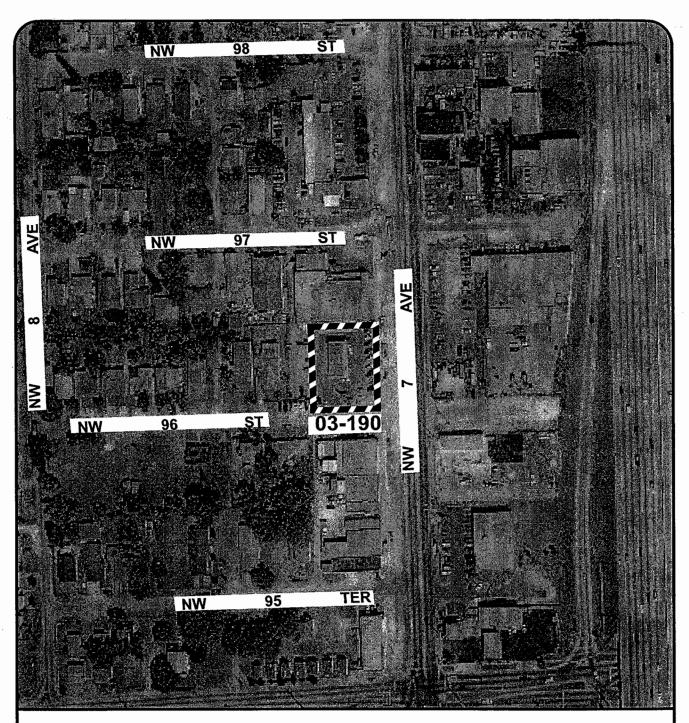
MIAMI-DADE POLICE DEPARTMENT Zoning Hearing Report Part I and Part II Crimes w/o AOA For Specific Grids For 2003 and 2004



Grid(s): 0683

	·	2003	2004
Grid 0683			
Part !			
130A	AGGRAVATED ASSAULT	36	30
2200	BURGLARY	68	40
110C	FONDLING	2	1
2400	MOTOR VEHICLE THEFT	40	26
090A	MURDER - NONNEG MANSLAUGHTER	0	2
230B	PURSE SNATCHING	1	0
110A	RAPE	2	3
1200	ROBBERY	27	21
230C	SHOPLIFTING	9	3
230G	SHOPLIFTING ALL OTHERS	77	64
230F	SHOPLIFTING FROM A MOTOR VEHICLE	63	50
110B	SODOMY	4	3
Part I		329	243
Part II			
	ARSON	1 1	1
2000	ARSON FRAUD CON/SWINDLE/FALSE PRET.	1 4	1 2
	The second secon		1 2 4
2000 260A	FRAUD CON/SWINDLE/FALSE PRET.	4	1 2 4 2
2000 260A 260B	FRAUD CON/SWINDLE/FALSE PRET. FRAUD CREDIT CARD/ATM	4	1 2 4 2 6
2000 260A 260B 350B	FRAUD CON/SWINDLE/FALSE PRET. FRAUD CREDIT CARD/ATM ILLEGAL DRUG EQUIPMENT	4 4 1	
2000 260A 260B 350B 260D	FRAUD CON/SWINDLE/FALSE PRET. FRAUD CREDIT CARD/ATM ILLEGAL DRUG EQUIPMENT IMPERSONATION	4 4 1	6
2000 260A 260B 350B 260D 1000	FRAUD CON/SWINDLE/FALSE PRET. FRAUD CREDIT CARD/ATM ILLEGAL DRUG EQUIPMENT IMPERSONATION KIDNAPPING - ABDUCTION	4 4 1 8 1	6
2000 260A 260B 350B 260D 1000 350A	FRAUD CON/SWINDLE/FALSE PRET. FRAUD CREDIT CARD/ATM ILLEGAL DRUG EQUIPMENT IMPERSONATION KIDNAPPING - ABDUCTION NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	4 4 1 8 1 62	6 0 46
2000 260A 260B 350B 260D 1000 350A 130B 130E	FRAUD CON/SWINDLE/FALSE PRET. FRAUD CREDIT CARD/ATM ILLEGAL DRUG EQUIPMENT IMPERSONATION KIDNAPPING - ABDUCTION NARCOTIC BUY/SELL/POSS/IMPORT/MANUF SIMPLE ASSAULT	4 4 1 8 1 62	6 0 46



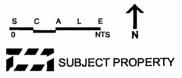


MIAMI-DADE COUNTY **AERIAL**

Section: 02 Township: 53 Range: 41 Process Number: 03-190

Applicant: DAVID RAMCHARAN

District Number: 02 Zoning Board: C08 Drafter ID: CIRO Scale: NTS





B. DEVON RAMCHARAN (Applicant)

03-9-CZ8-5 (03-190) BCC/District 2 Hearing Date: 2/3/05

Property C	wner (if different from applic	cant) <u>Same.</u>								
Is there an option to purchase $\ \square$ / lease $\ \square$ the property predicated on the approval of zoning request? Yes $\ \square$ No $\ \square$										
Disclosure of interest form attached? Yes ☐ No ☑										
Previous Zoning Hearings on the Property:										
<u>Year</u>	Applicant	Request	Board	<u>Decisio</u>	<u>on</u>					
				NONE)					

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

DATE: 12/16/2004 #Z-

APPLICANT: B. Devon Ramcharan (03-9-CZ8-5/03-190)

MOTION: Deferred to February 3, 2005 (1st item on the agenda, with costs for additional notification to be paid by the applicant).

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro		x		
Carey-Shuler		x		
Diaz		х		
Gimenez		х		
Heyman	S	x		
Jordan		X.		
Moss		х		
Rolle	M	х		
Seijas				X
Sorenson		x		
Sosa		x		
Souto		x		
Chairman Martinez				x
TOTAL		11	0	2

DATE: SEPTEMBER 30, 2004 #Z-

APPLICANT: #1. DEVON RAMCHARAN

MOTION: DEFERRED TO DEC 16, 2004-no further notice

ROLL CALL	M/S	YES	NÔ	ABSENT
Barreiro		X	1.	
Diaz	S	X		
Ferguson				X
Heyman		X		
Martinez		X		7
Morales				X
Moss		X		
Rolle	M	X		
Seijas		X		
Sorenson		X		
Sosa		X		
Souto		X		
Chair Carey-Shuler		x		
TOTAL		11	0	2

MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD - AREA 8 MOTION SLIP

APPLICANT'S NAME: DEVON RA	MCH	ARAN				
REPRESENTATIVE(S): Applic	can	t was absent d	uring:	the 1	heari	19
HEARING NUMBER		HEARING DATE	RES	OLUTIO	ON NUM	IBER
03-9-CZ8-5 (03-190)		November 19, 2003	C	ZAB8-	-0	3
DEPT. REC:	:					
					· · · · · · · · · · · · · · · · · · ·	
WITHDRAW: APPLICA	TION	ITEMS		·		
DEFER: INDEFINIT	TELY	V TO: 1/27/04		W/Lea	ave To A	Amend
☐ DENY: ☐ WITH PF	REJUI	DICE WITHOUT PREJ	UDICE	At	appli pense	cant's
ACCEPT PROFFERED COV	ENAN	IT ACCEPT REVISED	PLANS			
☐ with str	o. co	PER DEPARTMEN NDITIONS Hist to show as				on~
use variance of lot						
address the new ordi					·	
	T				· · · · · · · · · · · · · · · · · · ·	
TITLE	M/S	NAME	YES	NO	ABSENT	
MS.		Winifred C. BEACHAM			V	
MS.	1.5	Bertha M. CARSWELL	V			
MS.		Kerly CILELI	V			
MR.	M	Billy HESTER	V			:
MR.	1	Arthemon JOHNSON (C.A.)			
MADAME VICE-CHAIR		Margaret RUDOLPH				
CHAIRMAN		Fredericke Alan MORLEY	/		, , , , , , , , , , , , , , , , , , , ,	
YHIBITS: TVES TVINO		VOTI	<u> 4</u>	0 D	Lel	

MIAMI-DADE COUNTY COMMULLIY ZONING APPEALS BOAR - AREA 8 MOTION SLIP

APPLICANT'S NAME: DEVON RA	MCHARAN						
REPRESENTATIVE(S):							
HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER					
03-9-CZ8-5 (03-190)	September 17, 2003	2003 CZAB803					
DEPT. REC: Deferral							
MOTION:							
☐ WITHDRAW: ☐ APPLICAT	TION ITEMS						
DEFER: INDEFINIT	TELY 0 TO: 11/19/03	With Leave To Amen					
DENY: WITH PR	REJUDICE WITHOUT PREJU	JDICE					
ACCEPT PROFFERED COV	ENANT ACCEPT REVISED	PLANS					
	JEST PER DEPARTMENT	PER D.I.C.					
OTHER: Due to ar	error in the lego	1 Ad.					
TITLE	M/S NAME	YES NO ABSENT					
MADAME VICE-CHAIR	Winifred C. BEACHAM	V					
MS.	M Bertha M. CARSWELL	V					
MS.	Kerly CILELI S Arthemon JOHNSON(C.A.)						
MR.	Fredericke Alan MORLEY						
MS.	Margaret RUDOLPH						

VOTE: 5 to 0

EXHIBITS: YES VINC	COUNTY ATTORNEY:	Dennis	Kerbel	٠.

Billy HESTER

CHAIRMAN

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS

APPLICANT: Devon Ramcharan PH: Z03-190 (03-9-CZ8-5)

SECTION: 2-53-41 **DATE:** February 3, 2005

COMMISSION DISTRICT: 2 ITEM NO.: B

A. INTRODUCTION

REQUESTS:

Devon Ramcharan is appealing the decision of Community Zoning Appeals Board #8 which denied the following:

- 1. BU-2 to BU-3
- 2. Applicant is requesting to permit a lot area of 0.35 acre for used car sales and repairs (1 acre required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

o SUMMARY OF REQUESTS:

The applicant is appealing the decision of Community Zoning Appeals Board No. 8 which, on January 27, 2004, denied without prejudice requests which would allow the applicant to change the zoning on the property from BU-2, Special Business District, to BU-3, Liberal Business District, and to allow a used car business on a lot with less lot area than required.

o LOCATION:

The northwest corner of N.W. 96 Street & N.W. 7 Avenue, A.K.A. 9600 N.W. 7 Avenue, Miami-Dade County, Florida.

o **SIZE:** 140' x 110'

o IMPACT:

The approval of this application will enable more intensive business uses on the property than are currently permitted.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **business and office**. This category

accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. These uses may occur in self-contained centers, hi-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on local factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise and traffic, and in most wellfield protection areas uses are prohibited that involve the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code.

2. Uses and Zoning Not Specifically Depicted on the LUP Map. Within each map category numerous land uses, zoning classifications and housing types may occur. Many existing uses and zoning classifications are not specifically depicted on the Plan map. This is due largely to the scale and appropriate specificity of the countywide LUP map, graphic limitations, and provisions for a variety of uses to occur in each LUP map category. In general, 5 acres is the smallest site depicted on the LUP map, and smaller existing sites are not shown. All existing lawful uses and zoning are deemed to be consistent with this Plan unless such a use or zoning (a) is found through a subsequent planning study, as provided in Land Use Policy 4E, to be inconsistent with the criteria set forth below; and (b) the implementation of such a finding will not result in a temporary or permanent taking or in the abrogation of vested rights as determined by the Code of Miami-Dade County, Florida (Land Use Element, page I-62).

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

BU-2; used car lot and heavy truck and equipment storage

Business and Office

Surrounding Properties:

NORTH: BU-2; vacant building Business and Office

SOUTH: BU-2; plumbing supply company Business and Office

EAST: BU-3; paint and body shop Business and Office

WEST: RU-3B; duplex residences Residential, low to medium

density, 5 to 13 dua

Devon Ramcharan Z03-190 Page 3

The subject property is located on the west side of N.W. 7 Avenue, immediately north of N.W. 96 Street. A used car and truck sales business is on the subject site. On inspection, staff observed used automobiles for sale, as well as the storage of tow trucks and the tractor portions of tractor trailer trucks. Several dismantled vehicles on the property and plumbing supplies were stored on the rear of the property. A plumbing supply company is located to the south, on the south side of N.W. 96 Street. A paint and body shop is located to the east, on the east side of N.W. 7 Avenue. A vacant commercial building is located to the immediate north and duplex residences are located to the immediate west.

E. SITE AND BUILDINGS:

Site Plan Review:

Scale/Utilization of Site: Unacceptable

Location of Buildings: N/A

Compatibility: Unacceptable

Landscape Treatment: N/A
Open Space: N/A
Buffering: N/A

Access: Acceptable

Parking Layout/Circulation:
Visibility/Visual Screening:
N/A
Energy Considerations:
N/A
Roof Installations:
N/A
Service Areas:
N/A
Signage:
N/A
Urban Design:
N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **District Boundary Changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

Section 33-311(A)(16). Alternative Site Development Option for Buildings and Structures in the BU Zoning Districts. This subsection provides for the establishment of an alternative site development option, after public hearing, for buildings and structures permitted by the underlying district regulations, except residential buildings and structures and religious facilities, in the BU-1, BU-1A, BU-2, and BU-3 zoning districts, in accordance with the standards established by this section. In considering any application for approval

hereunder, the Community Zoning Appeals Board shall consider the same subject to approval of a site plan or such other plans as necessary to demonstrate compliance with the standards herein.

Section 33-311. Alternative Development Option Standards of Lot Area in BU-3 zoning.

- (f) An alternative lot area and frontage shall be approved upon demonstration of at least one of the following:
 - (1) the proposed lot area and frontage shall permit the development or redevelopment of a structure(s) on a lot, parcel or tract of land where such structure(s) would not otherwise be permitted by the underlying district regulations due to the size or configuration of the parcel proposed for alternative development, provided that:
 - (A) the lot, parcel or tract is under lawful separate ownership from any contiguous property; and
 - (B) the proposed alternative development will not result in the further subdivision of land; and
 - (C) the size and dimensions of the lot, parcel or tract are sufficient to provide all setbacks required by the underlying district regulations; and
 - (D) the area of the lot, parcel or tract is not less than ninety percent (90%) of the minimum lot area required by the underlying district regulations; and
 - (E) the proposed alternative development does not result in an obvious departure from the aesthetic character of the immediate vicinity; and
 - (F) the lot, parcel or tract proposed for alternative development does not adjoin or lie adjacent to a discordant use; and
 - (G) the frontage dimension of the lot, parcel or tract is not less than ninety percent (90%) of the minimum frontage required by the applicable district regulations, except that the frontage dimension of a flag-lot, parcel or tract shall be permitted to be reduced to the minimum width necessary to allow vehicular access as determined by the County; and
 - (H) the resultant frontage dimension of the lot, parcel or tract provides vehicular ingress and egress to all resulting lots, parcels or tracts, including on-site access to emergency equipment.
 - (2) the proposed alternative development results in landscaped open space, community design, amenities or preservation of natural resources that enhances the function or aesthetic character of the immediate vicinity in a manner not otherwise achievable through application of the applicable district regulations, provided that:
 - (A) the number of lots of the proposed alternative development does not exceed that normally permitted by the lot area dimensions of the underlying district regulations; and

- (B) the size and dimensions of each lot, parcel or tract in the proposed alternative development are sufficient to provide all setbacks required by the underlying district regulations, or, if applicable, any prior zoning actions for similar uses issued prior to the effective date of this ordinance (May 2, 2003); and
- (C) the area of each lot, parcel or tract is not less than eighty percent (80%) of the area required by the applicable district regulations; and
- (D) the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and
- (E) the lot, parcel or tract proposed for alternative development does not adjoin or lie adjacent to a discordant use; and
- (F) the resultant frontage of the lot, parcel or tract provides vehicular ingress and egress to all resulting lots, parcels or tracts, including on-site access to emergency equipment.
- (3) the proposed lot area and frontage is such that:
 - (A) the proposed alternative development will not result in the creation of more than two (2) lots, parcels or tracts; and
 - (B) the size and dimensions of each lot, parcel or tract are sufficient to provide all setbacks required by the applicable district regulations; and
 - (C) no lot area shall be less than the smaller of:
 - (i) ninety percent (90%) of the lot area required by the applicable district regulations; or
 - (ii) the average area of the developed lots, parcels or tracts in the immediate vicinity within the same zoning district; and
 - (D) the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and
 - (E) the parcel proposed for alternative development does not adjoin or lie adjacent to a discordant use; and
 - (F) the resultant frontage provides vehicular ingress and egress to all resulting lots, parcels or tracts, including on-site access to emergency equipment.

Section 33-311 (A)(4)(b). Non-use variances from other than airport regulations: Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use

variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.

Section 33-311(A)(4)(c). Alternative non-use variance standard. Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances from the terms of the zoning regulations the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

G. NEIGHBORHOOD SERVICES:

DERM No objection
Public Works No objection
Parks No objection
MDTA No objection
Fire Rescue No objection
Police No objection
Schools No comments

H. ANALYSIS:

This application was deferred from the September 30, 2004 meeting to the December 16, 2004 meeting, and from the December 16, 2004 meeting to this date. The applicant is appealing the decision of Community Zoning Appeals Board No. 8 which denied this application without prejudice on January 27, 2004 by a vote of 4-0. In the Petition of Appeal, the applicant has stated that the requested district boundary change, with a proffered covenant, is consistent and compatible with other approvals and uses in the area and that the non-use variance for lot area can be approved under section §33-311(A)(4)(b). The property is located at 9600 N.W. 7 Avenue, Miami-Dade County, Florida.

The Department of Environmental Resources Management (DERM) has no objection to this application. The Public Works Department has stated that an additional 25' radius return must be dedicated at the intersection of N.W. 96 Street and N.W. 7 Avenue. The Public Works Department has no objection to this application and has stated that the applicant must dedicate a 25' radius return at the intersection of N.W. 96 Street and N.W. 7 Avenue.

The subject property is occupied with a used car and truck business, which is not permitted in the BU-2 zone. The subject business is decorated with flags and pennants. Staff noted on inspection that there were several dismantled vehicles on the property, and stored tractor trailer trucks, tow trucks, and plumbing supplies.

The requested BU-3, Liberal Business District, is not characteristic of the area where the subject property is located. Though some use variances to permit specific BU-3 uses have

been granted in the vicinity, no properties zoned BU-3 exist within the subject block face or anywhere within the north half of this square mile section on the west side of N.W. 7 Avenue. Two (2) BU-3 zoned parcels, with areas of approximately 1.9 acres and 8.67 acres, exist within the southern half of this section, on the west side of N.W. 7 Avenue, between approximately N.W. 93 Street and N.W. 87 Street. Public Hearing approvals have been granted for a radiator repair garage, and an automobile service facility in the vicinity of the subject property. A mechanical garage was approved in connection with a new car agency on a parcel which abuts the subject property to the north. Two (2) used car lots were also approved in the overall vicinity of the subject property. One such approval (Resolution CZAB8-13-98) was approved as a use variance in 1998 on a 0.32 acre parcel which is located at 9920 N.W. 7 Avenue. The other approval for a use variance (4-ZAB-16-69) took place in 1969 on a parcel of approximately 1.15 acres which is located at the northwest corner of N.W. 7 Avenue and Little River Drive, which is approximately N.W. 88 Street. These aforementioned approvals are located on properties on the west side of N.W. 7 Avenue. A paint and body shop is located to the east of the subject property on the east side of N.W. 7 Avenue as well as BU-3 zoned property.

Staff notes that subsequent to the aforementioned approvals the Board of County Commissioners (BCC) directed the County Manager to conduct a study of used car lots along major roadway corridors within the boundaries of Commission District 2, where the subject property is located. The study, dated June 3, 2003, reported on the number, average size, and percentage of used car lots in each commission district, and found that of the 183 used car lots in unincorporated Miami-Dade County since 1990, 94 of the 183, or 51% of the total, were located within the boundaries of Commission District 2. The report recognized that the high percentage of used car lots in Commission District 2 represents an over concentration of such uses and that 26% of the used car lots in Commission District 2 are located on lots with less than 10,000 square feet (0.23 acre) of lot area and 19% are located on lots with less than 15,000 square feet (0.34 acre) of lot area. The report analyzed the lot size requirements for used car lots as permitted in the BU-3 and IU-1 districts and noted that Code Amendments in 1996 and 2001 increased the minimum lot area required for these uses in the IU-1 districts as a measure to control the number and siting of same. Ordinance No. 03-238, which became effective on November 14, 2003, requires that the sales of cars and trucks in the BU-3 district be conducted on sites consisting of at least one (1) net acre, in addition to requirements pertaining to landscaping, siting in relation to types of roadways, the use of attention attracting devices. outdoor lighting, test driving, and outdoor paging and speaker systems. Request #2 will allow the used auto sales business on a lot with an area of 0.35 acres in lieu of the 1 acre required by the Ordinance.

An Alternative Site Development Option (ASDO) of lot area requirements may be approved upon demonstration of compliance with at least one (1) of three (3) options. Request #2 of this application does not comply with Option 1 in that the subject property must not be less than 90% of the minimum lot area required by the underlying zoning regulations. The subject 0.35 acre parcel has a lot area which is only 35% of the minimum lot area required by the underlying district regulations. Furthermore, the subject property must not adjoin or lie adjacent to a discordant use, such as land which has a different zoning district prefix. The RU-3B, Bungalow Court District zoned land which abuts the subject property to the west is developed with duplex residences. This application does not comply with Option 2 in that Option 2 requires that the subject property in this instance have an area of not less than 0.8 acre and that said property not adjoin or lie next a discordant use. This application does not comply with Option 3 in that the subject property

must not be less than 90% of the minimum lot area required by the underlying zoning regulations, or not less than the average area of the developed lots within the immediate vicinity within the same zoning district, and must not adjoin or lie adjacent to a discordant use. The average size of the aforementioned two (2) BU-3 zoned parcels on the west side of N.W. 7 avenue in this section is 5.29 acres, which is substantially larger than the 0.35 acre lot area of the subject property. As such, this application does not comply with any of the three (3) standards for approval under the Alternative Site Development Option for Buildings and Structures in the BU Zoning Districts (Section 33-311 (A) (16).

When analyzed under Section 33-311 (A)(4)(b), the non-use variance standard, the proposed lot area does not maintain the basic intent and purpose of the zoning code. Allowing a used auto and truck business on this substandard site could generate similar requests which would negatively impact this BU-2 zoned corridor. When analyzed under section 33-311(A)(4)(c), the alternative non-use variance standards, staff is of the opinion that this application does not meet the unnecessary zoning hardship criteria and cannot be approved under the alternative non-use variance standard since the property can be utilized in accordance with the existing zoning district. The proposed BU-3 zoning is consistent with the Land Use Plan (LUP) Map's business and office designation. However, said zoning would be incompatible with the surrounding area which is zoned BU-2 along the majority of this business zoned corridor. The CDMP states that existing zoning and uses are consistent with the CDMP. The CZAB-8's decision to deny this application and retain the existing zoning on the property is consistent with the CDMP and staff concurs with same.

l. **RECOMMENDATION:**

Denial without prejudice of the appeal and of the application.

J. **CONDITIONS**: None.

DATE INSPECTED:

08/22/03; 9/21/04

DATE TYPED:

08/22/03

DATE REVISED:

10/21/03, 11/07/03, 11/14/03, 01/02/04, 01/13/04, 09/15/04, 09/17/04,

09/21/04. 11/29/04

DATE FINALIZED:

1/24/05

DO'QW:AJT:MTF:DBM

Shite J. Tour Diane O'Quinn Williams, Director Miami-Dade County Department of

Planning and Zoning



MEMORANDUM



TO:

Diane O' Quinn-Williams, Director

Department of Planning and Zoning

SEP 19 2003

DATE:

September 12, 2003

SUBJECT:

C-08 #Z2003000190-Revised

Devon Ramcharan

NWC NW 96th Street and NW 7th

Avenue

DBC from BU-2 to BU-3

(BU-2) (1/3 Ac.)

02-53-41

Miami-dade county Director's office Dept. Of Planning & Zoning

Alyce M. Robertson, Assistant Director

Environmental Resources Management

FROM:

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply and Wastewater Disposal:

Public water and public sanitary sewers can be made available to this property. Therefore, DERM will require connection to the public water supply and public sanitary sewer systems.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

3-08 #Z2003000190-Revised

Devon Ramcharan

age 2

A No-Notice General Environmental Resource Permit from DERM shall be required for the drainage system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Hazardous Materials Management:

Due to the nature of activities inherent to the requested land use, the applicant will be required to obtain DERM approval for management practices to control the potential discharge and spillage of pollutants associated with the proposed land use, including but not limited to, the following:

- All hazardous materials and hazardous waste shall be provided with secondary containment capable of holding 110% of the largest container stored and protected from rainwater intrusion.
- 2. The applicant shall obtain the required Pollution Control Annual Operating Permit.
- 3. All liquid waste generating activities, such as mechanical repairs or maintenance and dismantling, shall be conducted on an impervious (i.e. concrete) indoor area designed to prevent any liquids to flow outside of work area.

The Industrial Facilities Section of DERM should be contacted for further information on required management practices for the proposed land use.

Operating Permits:

Section 24-35.1 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant should be advised that due to the nature of activities inherent to the proposed land use, as well of some others that would be permitted under the proposed zoning classification, operating permits from DERM will be required. It is therefore suggested that the applicant contact DERM concerning operating requirements.

Fuel Storage Facilities:

Section 24-12.2 of the Code outlines regulations for any proposed or existing underground storage facilities. The regulations provide design, permitting, installation, modification, repair, replacement and continuing operation requirements and criteria. In addition, monitoring devices, inventory control practices and pressure testing of fuel storage tanks is required. The Storage Tank Section of DERM should be contacted for permitting requirements in this regard, if any fuel storage facility is requested.

C-08 #Z2003000190-Revised

Devon Ramcharan

Page 3

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Enforcement History:

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Devon Ramcharan

This Department has no objections to this application.

Driveways to NW 7 Ave. must meet current F.D.O.T. access management requirements; contact the district office at 305-470-5367 for driveway and drainage permits.

The applicant must dedicate the 25 foot radius return at the intersection of NW 96 St. and NW 7 Ave.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This project meets traffic concurrency because it lies within the urban infill area where traffic concurrency does not apply.

Raul A. Pino, P.L.S.

____SEP 03 2003



MIAMI-DADE FIRE RESCUE Planning & Capital Improvements Bureau ZONING COMMENTS

Hearing N	umber:	203.	-190.	-					
Plans:		⊡ Yes	□ No		Request:	· · · · · · · · · · · · · · · · · · ·			
Location:	NE	COR.	NU Fo	96	sth st	+ NW	July Jak	<u> </u>	
Recommer	ndation:	Approve Approve Denial	ed ed with condit ed with no cha o DIC comme	ange fro	om previous	s submittal _		-	·
Estimated	number	r of alarms	generated an	nually i	by application	on:		· · · · · · · · · · · · · · · · · · ·	
If there is a	n impa	ct, below is	the service a	vailabi	lity:				
Station Dis	trict	<u>30</u>	Grid 06	85	DU/SF			Occup	pancy Type
Impact of a	ddition	al calls on	closest station	n: 🖭	No Impac	t			
					Minimal II	mpact			
					Moderate	Impact			
					Severe In	npact			
Planned Se	ervice to	o Mitigate:							
s	ervice					Location			Year to be Completed
☐ None		·							
	A R U	OT CONST LL SITE I ESCUE FII PON THA	FITUTE NOR PLANS MUS RE WATER 8	IMPLY T BE ENGI	SITE PLA REVIEWEI NEERING	N APPROVA) AND APPI BUREAU LO	L. ROVED BY CATED AT 1	THE N	ONLY AND DOES MIAMI-DADE FIRE SW 26 ST. BASED MPLY WITH LIFE-
Reviewed I	by: 🎉	Barba	MILLE ara J. Matthey	l US	Pho	ne: <u>(786</u>) 331-4542	[Date: 2/2/04

18

PETITION OF APPEAL FROM DECISION OF MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY AMOUNT OF FEE	DECEIVED
RECEIPT#	ZO3-19-5
DATE HEARD: 1 127104	ZONING HEARINGS SECTION MIAMI-DADE PLANNING AND ZONING DEPT.
BY CZAB # C -8	BY BC
	DATE RECEIVED STAMP
************	******
This Appeal Form must be completed in accordance with the "In and in accordance with Chapter 33 of the Code of Miami-Dade Cobe made to the Department on or before the Deadline Date prescri	ounty, Florida, and return must ibed for the Appeal.
RE: Hearing No. 203-190 (03-9-CZ8-	•
Filed in the name of (Applicant) <u>DEVON RAMC</u>	HARAN
Name of Appellant, if other than applicant	nE
Address/Location of APPELLANT'S property: 9600 N.W. 7	7th AVENUE
Miami, FLORI	
Application, or part of Application being Appealed (Explanation):	APPLICATION IN ITS ENTIRETY
Appellant (name): DEVON RAMCHARAN hereby appeals the decision of the Miami-Dade County Commun reference to the above subject matter, and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, hereby no of County Commissioners for review of said decision. The groun reversal of the ruling of the Community Zoning Appeals Board are (State in brief and concise language)	h the provisions contained in nakes application to the Board ds and reasons supporting the
Requested district boundary change, with is consistent and competible with other	in professed coverant
is unsistent and competible with other	opprovals and uses
in the area. Non-use variance for lot are	a can be approved
mi the area. Non-use ranance for lot are Page 1 under Section 33-311(4)(4)(5).	•

APPELLANT	MUST SIGN THIS PAGE	
Date: 17 day of FERRUARY	, year: 2904	
Signo	ed /	
	DEVON RAMCHARAN	
A STATE OF THE STA	Print Name	
	8561 Southampton Drive, MIRAMAR Mailing Address	FZ 33
	~ (
	(305)796-3459 Phone Fax	
	THORE	
REPRESENTATIVE'S AFFIDAVIT If you are filing as representative of an association or other entity, so indicate:	DEVOY RAMCHARAN Representing	
	Representing Ash A A A A	
	Signature	
	ROBERT W. HOLLAND	
	Print Name	• .
	5955 N.E 4th COURT	:
	Address	
	MiAm. Fz. 33/3'7 City State Zip	
	(305) 751-8800	
	Telephone Number	
Subscribed and Sworn to before me on the	e 17 day of the aver wear wear wear	
	J. dolla met f)	
	Notary Public	
	(ataony (and D	
	(stamp/seal)	
NETTE FROMETA MY COMMISSION # DD 123167 EXPIRES: June 9, 2006 Bornded Thru Notary Public Underwriters	Commission expires:	
Difficial District Notary Public Underwriters		

Page 2

APPELLANT'S AFFIDAVIT OF STANDING (must be signed by each Appellant)

STATE OF FLORIDA
COUNTY OF MIAM DADE
Before me the undersigned authority, personally appeared <u>NEVON RAMCHARAN</u> (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.
The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:
(Check all that apply)
1. Participation at the hearing 2. Original Applicant 3. Written objections, waivers or consent
Appellant further states they understand the meaning of an oath and the penalties for perjury, and that under penalties of perjury, Affiant declares that the facts stated herein are true.
Further Appellant says not.
Witnesses: Signature Appellant's signature
Tuette Trimeta Print Name Print Name Print Name
Signature
Print Name
Sworn to and subscribed before me on the day of February, year
Appellant is personally know to me or has produced FL drivers (Cost as identification.
Notary
Stellinnebrid clidus (vistor) unit betring (Stamp/Seal)
9007 6 PUTIC SEELIDAS Commission Expires:
Page 3 [b:forms/affidapl.sam(11/03)]

IVETTE FROMETA
MY COMMISSION # DD 123167
EXPIRES: June 9, 2006
Bonded Thru Notary Public Underwriters

RESOLUTION NO. CZAB8-1-04

WHEREAS, DEVON RAMCHARAN applied for the following:

- (1) BU-2 To BU-3
- (2) Applicant is requesting to permit a lot area of 0.35 acre for used car sales and repairs (1 acre required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

SUBJECT PROPERTY: That portion of alley lying east and adjacent to Lot 9, bounded by the north of the north line of Lot 9, extended east, bounded by the south on the south line of Lot 9 extended east, bounded on the east by the west line of Lots 10-12 in Block 10 of PINEWOOD PARK, Plat book 6, Page 42 and all of Lots 10-12, Block 10 of PINEWOOD PARK, Plat book 6, Page 42, less the east 40' thereof for road right-of-way.

LOCATION: The Northwest Corner of N.W. 96 Street & N.W. 7 Avenue; AKA 9600 N.W. 7 Avenue, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals
Board 8 was advertised and held, as required by law, and all interested parties concerned in
the matter were given an opportunity to be heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to BU-3 would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and that the request to permit a lot area of 0.35 acre for used car sales and repairs would not meet the standards of the alternative site development option zoning regulation, and would not promote the objectives of creative urban design, infill development and redevelopment and/or preservation and enhancement of property values, and would contravene the public interest standards enumerated in such regulation, with the

result that the public interest would not be served by the underlying zoning district regulations and the that the CDMP would not be commensurately served, and

WHEREAS, a motion to deny Items #1 & 2 without prejudice was offered by Arthemon Johnson, seconded by Winifred C. Beacham, and upon a poll of the members present the vote was as follows:

Winifred C. Beacham
Bertha M. Carswell

aye absent **Billy Hester**

aye

Kerly Cileli

absent

Arthemon Johnson Margaret Rudolph

aye absent

Fredricke Alan Morley

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County.

Community Zoning Appeals Board 8, that the requested district boundary change to BU-3 be and the same is hereby denied.

BE IT FURTHER RESOLVED that the request to permit a lot area of 0.35 acre for used car sales and repairs be and the same is hereby denied without prejudice.

The Director is hereby authorized to make the notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this day of January 27, 2004.

Hearing No. 03-9-CZ8-5 .ej

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 8, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB8-1-04 adopted by said Community Zoning Appeals Board at its meeting held on the 27th day of January, 2004.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 9th day of February, 2004.

Earl Jones, Deputy Clerk (3230)

Miami-Dade County Department of Planning and Zoning

SEAL



MEMORANDUM

CLERK OF THE BOARD
OF COUNTY COMMISSIONEDS
DADE COUNTY, FLORIOS

Amended Agenda Item No. 6(C)

(Second Reading 11-4-03)

DATE:

September 9, 2003

Hon. Chairperson and Members

ROM: Robert A. Ginsburg

County Attorney

):

Board of County Commissioners

SUBJECT:

Ordinance modifying

requirements for new and/or

used auto and truck sales

0#03-238

The accompanying ordinance was prepared and placed on the agenda at the request of Commissioner Dorrin D. Rolle.

Robert A. Ginsburg

County Attorney

RAG/jls



O: Honorable Chairperson and Members

Part Commission on

Board of County Commissioners

DATE:

November 4, 2003

SUBJECT:

Ordinance modifying

requirements for new and/or

used auto and truck sales

ROM: George M. British County Manager

The proposed ordinance modifying requirements for new and/or used auto and truck sales, repairs, services and facilities in the BU-3 business district will have no fiscal impact on Miami-Dade County.



MEMORANDUM (Revised)

7	~	7.	

Hon. Chairperson Barbara Carey-Shuler, Ed.D. and Members, Board of County Commissioners

DATE:

November 4, 2003

Amended

SUBJECT: Agenda Item No. 6(C)

FROM: Robert A. Ginsburg County Attorney

Please n	ote any items checked.
	"4-Day Rule" ("3-Day Rule" for committees) applicable if raised
	6 weeks required between first reading and public hearing
	4 weeks notification to municipal officials required prior to public hearing
	Decreases revenues or increases expenditures without balancing budge
	Budget required
	Statement of fiscal impact required
· · · · · · · · · · · · · · · · · · ·	Bid waiver requiring County Manager's written recommendation
	Ordinance creating a new board requires detailed County Manager's report for public hearing
	Housekeeping item (no policy decision required)
	No committee review

, 			1	
Approved	<u> </u>	Mayor	An .ded	
Veto			Agenda Item No. 6	(C)
Override			11-4-03	
Overrido		and the second s	the second of th	

ORDINANCE NO. 03-238

ORDINANCE PERTAINING TO ZONING; MODIFYING REQUIREMENTS FOR ANY NEW AND/OR USED AUTO AND TRUCK SALES, REPAIRS, SERVICES AND FACILITIES IN BU-3 LIBERAL BUSINESS DISTRICT; AMENDING SECTION 33-255 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA:

Section 1. Section 33-255 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows¹:

Sec. 33-255. Uses permitted.

No land, body of water and/or structure in the BU-3 District shall be used or permitted to be used, and no structure shall be hereafter erected, constructed, arranged or intended to be used, occupied or maintained for any purpose, unless otherwise provided for, excepting for one (1) or more of the following uses:

- (3) Automobile and truck services and facilities including:
 - (a) Open lot car >> and truck << sales, >> new and or used, including as ancillary uses, automobile repairs, body and top work and painting, provided that no more than fifteen (15) percent of the gross building area is devoted to such ancillary uses, and subject to the following conditions:
 - (1) That a continuous, densely planted greenbelt of not less than fifteen (15) feet in width, penetrated only at points approved by the

Words stricken through and/or [[double bracketed]] shall be deleted. Words underscored and/or >>double arrowed<< constitute the amendment proposed. Remaining provisions are now in effect and remain unchanged.

Directors of the Planning and Zoning and Public Works
Departments for ingress and egress to the property, shall be
provided along all property lines abutting public rights-of-way or
properties zoned residential. Said greenbelt shall have shade trees
planted at a maximum spacing of thirty (30) feet on center and a
hedge of a minimum of six (6) feet in height abutting residentially
zoned property and a minimum of three (3) feet in height abutting
public rights-of-way. The shade trees shall have a minimum caliper
of two and one-half (2 1/2) inches at time of planting.

- (2) A minimum of twenty (20) percent of the net lot area of the site shall be developed as landscaped open space.
- (3) That such uses be located only on major access roads, including major roadways (three (3) or more lanes) and frontage roadways serving limited access highways and expressways.
- (4) That such uses be conducted on sites consisting of at least one (1) net acre.
- (5) That attention attracting devices, such as blinking or flashing lights, streamer lights, pennants, banners, streamers and all fluttering, spinning advertising devices (either mobile or stationary) are prohibited, except as permitted under point of sale sign regulations.
- (6) That outdoor lighting shall be designed to avoid spilling beyond the site boundaries.
- (7) That no vehicular test drives shall be conducted on residential local traffic streets (fifty-foot right-of-way or less).
- (8) That the applicant obtains a certificate of use, which shall be automatically renewable yearly upon compliance with all terms and conditions.
- (9) All outdoor paging or speaker systems are expressly prohibited.

 This provision (9) shall also apply to all establishments in existence as of September 10, 1996.<<
- (b) Open lot car rental.
- (c) Automobile parts, secondhand from store building only.
- (d) Automobile body and top work and painting.

A nded Agenda Item No. 6 (C) Page 3

(14) Garage or mechanical service,* >> including automobile repairs, body and top work and painting.<< All outdoor paging or speaker systems are expressly prohibited. This provision shall also apply to all establishments in existence as of [[the effective date of this ordinance]] >> September 10, 1996.<<

*NOTE: Provided no such establishment is located within five hundred (500) feet of any RU or EU District except after approval after public hearing. Provided, that, this spacing limitation shall be two hundred fifty (250) feet if the use is confined within a building and an exterior wall or walls of the building located on the establishment is not penetrated with any openings directly facing the RU or EU District. It is further provided that, except for exterior uses, such distances shall be measured from the closest point of the subject use in the building to the RU or EU District. In connection with exterior uses, the distance of five hundred (500) feet shall be measured from the closest point of the IU District to the RU or EU District. For purposes of establishing such distances, the applicant for such use shall furnish a certified survey from a registered surveyor, which shall indicate such distances. In case of dispute, the measurement scaled by the Director of the Department of Planning and Zoning shall govern.

Section 2. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

Section 3. It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this ordinance, including any sunset provision, shall become and be made a part of the Code of Miami-Dade County, Florida. The sections of this ordinance may be renumbered or relettered to accomplish such intention, and the word "ordinance" may be changed to "section," "article," or other appropriate word.

Section 4. This ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

Amunded Agenda Item No. 6 (C) Page 4

Section 5. This ordinance does not contain a sunset provision.

NOV 0 4 2003 PASSED AND ADOPTED:

Approved by County Attorney as to form and legal sufficiency:

Prepared by:

Craig H. Coller

Sponsored by Commissioner Dorrin D. Rolle

DATE: 01/13/05

TEAM METRO

ENFORCEMENT HISTORY

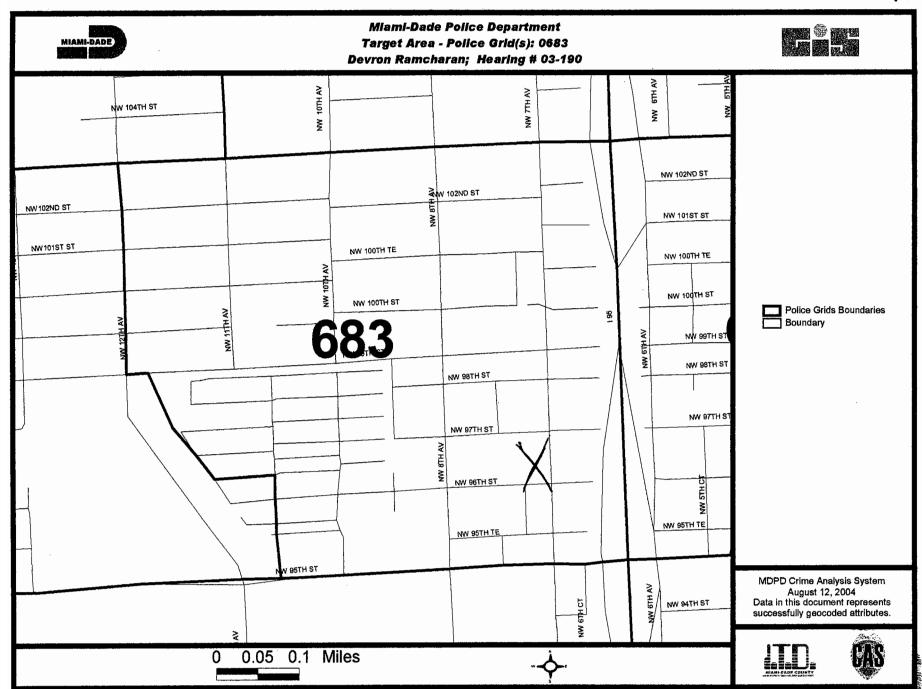
DEVON RAMCHARAN	THE NORTHWEST CORNER OF N.W. 96 STREET & N.W. 7 AVENUE; AKA 9600 NW 7TH AVENUE
APPLICANT	ADDRESS
Z2003000190	
HEARING NUMBER	

CURRENT ENFORCEMENT HISTORY:

CMS Case # 200404005050 11/19/04 Citation # 937151 issued for junk,trash,debris and junk vehicles 12/16/04 Citation received 01/13/05 Re-inspection reveals violation not corrected. Property still in violation.

Evans/7th Avenue Corp. 8561 Southampton Dr. Miramar, Flonda 33025 C/O James D. Evans

Antonio Taveras





Miami-Dade Police Department Address Query for Events occurring at 9600 NW 7 AV For 2002-01-01 Thru 2002-12-31

Crime Information Warehous

Detail Filter: Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01" and Dis.Police District Code in ("A", "B", "C", "D", "E", "H", "I", "J", "K", "L", "M", "N", "P", "Q", "R", "ZZ") and Dis.Incident Address contains "9600 NW 7 AV" and Dis.Reporting Agency Code = substring ("030", 1, 3) and Common

Incident Address	Dis	Grid	A O P	Complaint Date	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit
9600 NW 7 AV	N	0683	1	01/22/2002	0041419A		21	11:14:00	11:14:00	11:14:00	
9600 NW 7 AV	N	0683	1	03/13/2002	0140092A		34	15:44:00	16:32:00	16:54:00	N3303
9600 NW 7 AV	N	0683	1	03/20/2002	0153969A		14	14:54:00	14:54:00	14:59:00	N3103
9600 NW 7 AV	N	0683	1	03/20/2002			15	15:37:00	15:37:00	15:45:00	N2304
9600 NW 7 AV	N	0683	1	03/20/2002		2	15	14:55:00	14:55:00	15:03:00	
9600 NW 7 AV	N	0683	1	04/15/2002	0205298A		-34	10:58:00	11:15:00	11:15:00	N2104
9600 NW 7 AV	N	0683	1	04/15/2002			15	11:16:00	11:16:00	11:16:00	N2104
9600 NW 7 AV	N	0683	1	04/15/2002			15	11:16:00	11:16:00	11:16:00	N2204
9600 NW 7 AV	N	0683	1.	04/29/2002	0234208A	2	34	16:51:00	16:57:00	17:03:00	N3206
9600 NW 7 AV	N	0683	1	04/30/2002	0235770A		34	12;12:00	12:25:00	12:28:00	N2507
9600 NW 7 AV	N	0683	1	05/16/2002			22R	09:26:00	09:26:00	09:28:00	N2380
9600 NW 7 AV	N	0683	1	05/20/2002	0277518A		54	17:16:00	17:33:00	17:53:00	N3380
9600 NW 7 AV	N	0683	1	06/02/2002	0302870A		22	11:49:00	11:58:00	12:09:00	N2105
9600 NW 7 AV	N	0683	1	06/02/2002	0303021A]	26C	13:47:00	13:47:00	13:47:00	N2105
9600 NW 7 AV	N	0683	1	07/08/2002	0375483A		22	11:32:00	11:44:00	11:44:00	N2102
9600 NW 7 AV	N	0683	1	07/09/2002	0378312A		54	20:10:00	20:12:00	20:43:00	N3407
9600 NW 7 AV	N	0683	1	07/20/2002	0399607A	1	34	10:22:00	10:25:00	10:36:00	N2502
9600 NW 7 AV	N	0683	1	07/25/2002	0409997A		34	16:16:00	16:52:00	17:04:00	N3502
9600 NW 7 AV	N	0683	1	10/09/2002	0560180A	1	22JO	16:28:00	16:49:00	17:08:00	N3107
9600 NW 7 AV	N	0683	1	10/12/2002	0565457A		21	10:13:00	10:40:00	10:50:00	N2280
9600 NW 7 AV	N	0683	1	11/03/2002	0609123A		26C	12:05:00	12:25:00	12:26:00	N2106
9600 NW 7 AV	l _N l	0683	1	11/18/2002	0637734A		14	13:18:00	13:18:00	13:20:00	N2200
9600 NW 7 AV	N	0683	1	11/18/2002			15	13:19:00	13:19:00	13:25:00	
9600 NW 7 AV	N	0683	1	11/18/2002			15	13:20:00	13:20:00	13:20:00	
9600 NW 7 AV	l N	0683	1	11/19/2002	0640298A		22JO	18:43:00	18:43:00	19:01:00	N3380
9600 NW 7 AV	N	0683	1	11/20/2002	0641060A	ļ	34	07:24:00	07:28:00	07:28:00	N2207
9600 NW 7 AV	N	0683	1	11/20/2002		ł	15	07:28:00	07:28:00	07:28:00	N2207
9600 NW 7 AV	N	0683	1	11/20/2002]	22R	07:58:00	07:58:00	07:58:00	N2503
9600 NW 7 AV	N	0683	1	12/13/2002	0685183A	1	14	13:01:00	13:22:00	13:22:00	N2502
9600 NW 7 AV	N	0683	1	12/17/2002	0692932A	ļ ·	34	12:37:00	12:38:00	12:43:00	N2505
9600 NW 7 AV/AUTO CONNECT	N	0683	1	12/13/2002	0685285A	Ì	34	14:12:00	14:42:00	14:50:00	N3108
9600 NW 7 AV/AUTO CONNECT	N	0683	1	12/13/2002			15	14:42:00	14:42:00	14:50:00	
9600 NW 7 AV/B & L AUTO	N	0683	1	01/31/2002	0059858A		32JO	17:32:00	17:35:00	17:42:00	N3209
9600 NW 7 AV/B&L AUTO	N	0683	1	04/26/2002	0227572A		26C	09:58:00	10:04:00	10:09:00	N2508
9600 NW 7 AV/B&L AUTO	N	0683	1	05/15/2002			22	19:34:00	20:18:00	20:39:00	N3380
9600 NW 7 AV/B&L AUTO CONN	N	0683	1	10/10/2002	0562414A		34	18:02:00	19:32:00	19:42:00	N3507
9600 NW 7 AV/B&L AUTO CONNECT	1 1	0683	1	03/12/2002	0137997A	}	26V	16:33:00	16:33:00	16:33:00	
9600 NW 7 AV/BW ARR	N	0683	1	04/18/2002	0212387A	1	39	19:11:00	19:11:00	19:11:00	N3510
9600 NW 7 AV/CORR QTH	N	0683	1	12/19/2002	0696921A		34	13:50:00	14:12:00	14:24:00	N2306
9600 NW 7 AV/MIAMI MOTOR CRED	1 1	0683	1	04/18/2002	0212239A		27	17:45:00	17:45:00	17:45:00	N3106
9600 NW 7 AV/MIAMI MOTOR CRED	1	0683	1	04/18/2002			15	17:45:00	17:45:00	17:45:00	N3106
9600 NW 7 AVE BW ARREST	N	0683	1	10/10/2002	0562499A	Į	39	20:21:00	20:21:00	20:21:00	N3507





Miami-Dade Police Department Address Query for Events occurring at 9600 NW 7 AV For 2003-01-01 Thru 2003-12-31

Crime Information Warehouse

Detail Filter: Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01" and Dis.Police District Code in ("A", "B", "C", "B", "C", "B", "E", "H", "I", "J", "K", "L", "M", "N", "P", "Q", "R", "ZZ") and Dis.Incident Address contains "9600 NW 7 AV" and Dis.Reporting Agency Code = substring ("030", 1,3) and Common

Incident Address	Dis	Grid	A O P	Complaint Date	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit
9600 NW 7 AV	N	0683	1	01/23/2003	0042701B		34	18:12:00	18:13:00	18:13:00	N3101
9600 NW 7 AV	N	0683	1	01/23/2003			15	18:13:00	18:13:00	18:13:00	N3101
9600 NW 7 AV	N	0683	1	01/24/2003	0043788B		26C	09:31:00	09:49:00	09:55:00	N2102
9600 NW 7 AV	N	0683	1	01/31/2003	0057073B		34	11:39:00	11:39:00	11:50:00	N2303
9600 NW 7 AV	l n l	0683	1	02/12/2003	0079991B		22JO	14:14:00	14:16:00	14:16:00	N3103
9600 NW 7 AV	N	0683	1	02/25/2003	0104965B		29JO	18:28:02	18:36:06	18:36:06	N2204
9600 NW 7 AV	N	0683	1	02/25/2003			15	18:46:01	18:46:01	18:46:01	N2204
9600 NW 7 AV	N	0683	1	03/12/2003	0134382B		22R	17:35:49	17:36:17	17:43:17	N3109
9600 NW 7 AV	Q	0683	1	03/13/2003			13	14:52:06	14:52:06	14:52:06	RB346
9600 NW 7 AV	N	0683	1	03/20/2003	0150699В		37	21:29:54	21:31:47	21:31:47	N3500
9600 NW 7 AV	N	0683	1	03/20/2003			15	21:32:36	21:32:36	21:32:36	N3500
9600 NW 7 AV	N	0683	1	04/07/2003	0184420B	l	34	12:28:23	13:15:42	13:21:00	N2106
9600 NW 7 AV	N	0683	1	04/07/2003		l	15	13:15:51	13:15:51	13:21:00	N2106
9600 NW 7 AV	N	0683	1	05/17/2003	0263414B		22	12:02:38	12:11:36	12:22:00	N2506
9600 NW 7 AV	N	0683	1	05/22/2003	0273288B		17	13:51:39	14:06:16	14:27:00	N2307
9600 NW 7 AV	N	0683	1	05/28/2003	0284157B		34	10:41:03	10:43:28	10:50:00	N2506
9600 NW 7 AV	N	0683	1	06/04/2003	0298599B	İ	28	17:02:56	17:20:26	17:33:26	N3101
9600 NW 7 AV	N	0683	1	06/21/2003	0332596B		34	17:51:04	18:38:23	18:38:23	N3101
9600 NW 7 AV	N	0683	1	06/21/2003	0002000		15	18:38:26	18:38:26	18:38:26	N3101
9600 NW 7 AV	N	0683	1	06/24/2003	0338068B	ļ	26C	17:48:21	17:50:37	18:00:00	N3408
9600 NW 7 AV	N	0683	1	06/25/2003	0339531B	ĺ	38	13:08:50	13:10:15	13:10:15	N2201
9600 NW 7 AV	N	0683	1	06/25/2003	0339568B		38DL	13:31:13	13:31:13	13:31:13	N6217
9600 NW 7 AV	N	0683	1	06/25/2003	0333000		15DL	13:10:42	13:10:42	13:10:42	N2201
9600 NW 7 AV	N	0683	1	06/26/2003	0342527B	Į.	22	21:02:23	21:38:47	21:46:28	N3280
9600 NW 7 AV	N	0683	1	06/30/2003	0349396B	ļ	34	12:58:23	14:08:41	14:13:41	N2308
	N	0683	1	06/30/2003	0349598B		34	15:12:04	16:12:46	16:19:00	N3507
9600 NW 7 AV	N	0683	1	06/30/2003	0349803B	2	34	17:55:21	17:58:09	17:58:09	N3508
9600 NW 7 AV	N	0683	1	06/30/2003	03496036	_	15	18:06:57	18:06:57	18:55:00	N3504
9600 NW 7 AV 9600 NW 7 AV	N	0683	1	06/30/2003			15DL	18:07:14	18:00:37	18:07:14	N3504
9600 NW 7 AV	N	0683	1	07/04/2003	0357190B	1	14	07:33:42	07:35:53	07:46:06	N2501
	N	0683	1	07/04/2003	0357190B 0357295B	l	14	09:26:05	09:26:25	09:26:25	N2301
9600 NW 7 AV		0683		07/04/2003	03372936		15	09:27:17	09:20:25	09:27:17	N2301
9600 NW 7 AV	N	0683	1	07/04/2003			15	09:27:17	09:27:17	09:27:17	N2301
9600 NW 7 AV	N	0683	1	07/04/2003	0359540B		26P	14:15:47	14:17:00	14:17:00	N2201
9600 NW 7 AV	N	0683	1	07/05/2003	03595405	1	15	14:15:47	14:17:00	14:17:00	N2201 N2201
9600 NW 7 AV	1	•	1	1	02624400	l	1				
9600 NW 7 AV	N	0683	1	07/07/2003	0363149B		34	14:40:55	14:41:54	14:51:00	N3506
9600 NW 7 AV	N	0683	1	07/07/2003	0266704B		15	14:42:16	14:42:16	14:52:00	
9600 NW 7 AV	N	0683		07/09/2003	0366724B		28	10:23:03	ı	10:23:03	Nacco
9600 NW 7 AV	N	L		07/17/2003	0382255B	ĺ	34	13:43:57	14:59:35	15:04:35	N3102
9600 NW 7 AV	N	1		07/21/2003	0389821B		34	17:29:00	17:47:04	17:47:04	N3501
9600 NW 7 AV	N	0683		07/26/2003	0399752B		34	20:08:21	20:09:29	20:09:29	N3303
9600 NW 7 AV NORTHSIDE	N	0683		02/19/2003	0093525B		34	16:47:00	18:20:00	18:20:00	N3101
9600 NW 7 AV NORTHSIDE	N	0683		02/19/2003			15	17:49:00	17:49:00	17:49:00	N3103
9600 NW 7 AV NORTHSIDE	N	0683	1	02/19/2003			15	18:20:00	18:20:00	18:20:00	N3103
9600 NW 7 AV REF INV	N	0683		07/04/2003		1	13	11:19:52	11:19:52	11:19:52	N6271
9600 NW 7 AV REF INV	N	0683	11	07/04/2003	l	<u> </u>	15	11:20:03	11:20:03	11:20:03	N6271

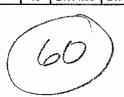


Miami-Dade Police Department Address Query for Events occurring at 9600 NW 7 AV For 2003-01-01 Thru 2003-12-31

Crime Information Warehouse

Detail Filter: Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01" and Dis.Police District Code in ("A", "B", "C", "D", "E", "H", "I", "J", "K", "L", "M", "N", "P", "Q", "R", "ZZ") and Dis.Incident Address contains "9600 NW 7 AV" and Dis.Reporting Agency Code = substring ("030", 1, 3) and Common

			T.							4.4	
Incident Address	Dis	Grid	A O P	Complaint Date	Case Number	Sig Pre		Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit
9600 NW 7 AV/09'D IN ERROR C33	N	0683	1	06/25/2003			15DL	13:23:02	13:23:02	13:23:02	N6216
9600 NW 7 AV/09'D IN ERROR C33	N	0683	1	06/25/2003			38DL	13:20:33	13:20:33	13:20:33	N6216
9600 NW 7 AV/26P	N	0683	1	07/07/2003			15	23:24:44	23:24:44	23:24:44	N1509
9600 NW 7 AV/26P	N	0683	1	07/07/2003			15	23:24:53	23:24:53	23:24:53	N1504
9600 NW 7 AV/26P	N	0683	1	07/07/2003			15	23:24:56	23:24:56	23:24:56	N1505
9600 NW 7 AV/26P	N	0683	1	07/07/2003			15	23:35:58	23:35:58	23:35:00	N1504
9600 NW 7 AV/26P	N	0683	1	07/07/2003			15	23:42:43	23:42:43	23:42:43	N3404
9600 NW 7 AV/B& L AUTO	N	0683	1	07/01/2003	0350911B		34	09:11:17	09:11:36	09:13:00	N2505
9600 NW 7 AV/B&L AUTO CONNECT	N	0683	1	06/11/2003	0311922B	l	34	13:33:50	14:20:26	14:31:00	N2308
9600 NW 7 AV/CAR LOT	N	0683	1	07/06/2003	0361757B		14	19:07:08	19:07:54	19:07:54	N3308
9600 NW 7 AV/CAR LOT	N	0683	1	07/06/2003			15	19:08:33	19:08:33	19:15:43	
9600 NW 7 AV/CAR LOT	N	0683	1	07/06/2003	'	1	15	19:17:56	19:17:56	19:21:56	N3303
9600 NW 7 AV/CAR LOT	N	0683	1	07/06/2003			15	19:18:11	19:18:11	19:18:11	N3308
:9600 NW 7 AV	N	0683	1	06/09/2003	0308811B		37	20:48:27	20:50:40	20:50:40	N6273
:9600 NW 7 AV	N	0683	1	06/09/2003			15 [.]	21:44:39	21:44:39	21:44:39	N6273





Miami-Dade Police Department Summarized Grid Information By Signal For 2002-01-01 Thru 2002-12-31

Crime Information Warehouse

Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Girid In ("0683")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")))) and Common and (Dis.Reporting Agency Code = substring ("030", 1, 3))

Grid	Signal Code	Signal Description	Total
0683	13	SPECIAL INFORMATION/ASSIGNM	275
	14	CONDUCT INVESTIGATION	617
	15	MEET AN OFFICER	1208
	16	D.U.I.	3
	17	TRAFFIC ACCIDENT	200
	18	HIT AND RUN	37
	19	TRAFFIC STOP	219
	20	TRAFFIC DETAIL	10
	21	LOST OR STOLEN TAG	67
	22	AUTO THEFT	125
	25	BURGLAR ALARM RINGING	142
	26	BURGLARY	139
	27	LARCENY	60
	28	VANDALISM	43
	29	ROBBERY	33
	32	ASSAULT	210
	33	SEX OFFENSE	5
	34	DISTURBANCE	547
	35	INTOXICATED PERSON - MYERS A	1
	36	MISSING PERSON	42
	37	SUSPICIOUS VEHICLE	21
	38	SUSPICIOUS PERSON	38
	39	PRISONER	116



Miami-Dade Police Department Summarized Grid Information By Signal For 2002-01-01 Thru 2002-12-31

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
0683	41	SICK OR INJURED PERSON	49
	43	BAKER ACT	13
İ	44	ATTEMPTED SUICIDE	4
	45	DEAD ON ARRIVAL	5
	47	BOMB OR EXPLOSIVE ALERT	3
	49	FIRE	4
	52	NARCOTICS INVESTIGATION	15
	54	FRAUD	24
	55	WEAPONS VIOLATION	2

Total Signals for Grid 0683:

4277

Total Reported: 2920

Total Not Reported: 1357

Total for All Grids: 4277



Miami-Dade Police Department Summarized Grid Information By Signal For 2003-01-01 Thru 2003-12-31

Crime Information Warehouse

Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01") and (Dis.Grid in ("0683")) and ((Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "32", "33", "34", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "38", "34", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55",)))) and Common and (Dis.Reporting Agency Code = substring ("030", 1, 3))

Grid	Signal Code	Signal Description	Total
0683	13	SPECIAL INFORMATION/ASSIGNM	319
	14	CONDUCT INVESTIGATION	606
	15	MEET AN OFFICER	1310
	16	D.U.I.	1
:	17	TRAFFIC ACCIDENT	180
	18	HIT AND RUN	30
	19	TRAFFIC STOP	238
	20	TRAFFIC DETAIL	39
	21	LOST OR STOLEN TAG	39
	22	AUTO THEFT	104
	25	BURGLAR ALARM RINGING	79
	26	BURGLARY	177
	27	LARCENY	56
	28	VANDALISM	52
	29	ROBBERY	31
	30	SHOOTING	3
	32	ASSAULT	259
	33	SEX OFFENSE	12
	34	DISTURBANCE	548
	36	MISSING PERSON	42
	37	SUSPICIOUS VEHICLE	35
	38	SUSPICIOUS PERSON	39
	39	PRISONER	120
L	 		L



Miami-Dade Police Department Summarized Grid Information By Signal For 2003-01-01 Thru 2003-12-31

Crime Information Warehouse

Signal **Signal Description** Total Grid Code SICK OR INJURED PERSON 65 0683 41 43 BAKER ACT ATTEMPTED SUICIDE 44 DEAD ON ARRIVAL 6 45

BOMB OR EXPLOSIVE ALERT

NARCOTICS INVESTIGATION

WEAPONS VIOLATION

Total Signals for Grid 0683: 4533

FIRE

ABDUCTION

FRAUD

Total Reported: 3188

47

49

52

53

54

55

Total Not Reported: 1345

10

102

16

Total for All Grids: 4533

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MIAMI-DADE POLICE DEPARTMENT Part I and Part II Crimes w/o AOA For Specific Grids From 2002-01-01 Thru 2002-12-31

YEAR: 2002

Crime Information Warehouse

Grid(s): 0683

and I Orimes	Total Crimes
Frid 0683	
090A - MURDER - NONNEG MANSLAUGHTER	1
110A - RAPE	1
110B - SODOMY	2
1200 - ROBBERY	26
130A - AGGRAVATED ASSAULT	33
2200 - BURGLARY	47
230A - POCKET PICKING	1
230C - SHOPLIFTING	11
230F - SHOPLIFTING FROM A MOTOR VEHICLE	44
230G - SHOPLIFTING ALL OTHERS	90
2400 - MOTOR VEHICLE THEFT	58
Grid 0683 TOTAL	314
Total Part I:	314



MIAMI-DADE POLICE DEPARTMEN I Part I and Part II Crimes w/o AOA For Specific Grids From 2002-01-01 Thru 2002-12-31

YEAR: 2002

Crime Information Warehouse

Grid(s): 0683

PART II Grimes	Total & Crimes	1
Grid 0683		
2000 - ARSON	1	
130B - SIMPLE ASSAULT	46	
130E - SIMPLE STALKING	2	
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	9	
260A - FRAUD CON/SWINDLE/FALSE PRET.	7	
260B - FRAUD CREDIT CARD/ATM	4	
260D - IMPERSONATION	. 8	
Gr	id 0683 TOTAL 77	
Total PART II:	77	

Grand Total:

391

Detail Filter: Ol.Incident From Date Time >= "2002-01-01" and Ol.Incident From Date Time < "2003-01-01" and Ol.Offense.Ucr Code in ('090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230B', '230C', '230F', '230F', '230G', '2400', '090C', '130B', '130E', '350B', '5100', '2700', '260B', '260B', '260B', '260E', '260F', '1000', '2000') and (Ol.Reporting Agency Code = substring ("030", 1, 3)) and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and Ol.Grid in ("0683")



MIAMI-DADE POLICE DEPARTMENT Part I and Part II Crimes w/o AOA For Specific Grids From 2003-01-01 Thru 2003-12-31

YEAR: 2003

Crime Information Warehouse

Grid(s): 0683

Part I Grimes	Total Crimes	
Grid 0683		
110A - RAPE	2	
110B - SODOMY	4	
110C - FONDLING	2	
1200 - ROBBERY	27	
130A - AGGRAVATED ASSAULT	36	
2200 - BURGLARY	68	
230B - PURSE SNATCHING	1	
230C - SHOPLIFTING	9	
230F - SHOPLIFTING FROM A MOTOR VEHICLE	63	<u> </u>
230G - SHOPLIFTING ALL OTHERS	77	
2400 - MOTOR VEHICLE THEFT	40	
Grid 0683 TC	OTAL 329	
Total Part I:	329	



MIAMI-DADE POLICE DEPARTMEN' Part I and Part II Crimes w/o AOA For Specific Grids From 2003-01-01 Thru 2003-12-31

YEAR: 2003

Crime Information Warehouse

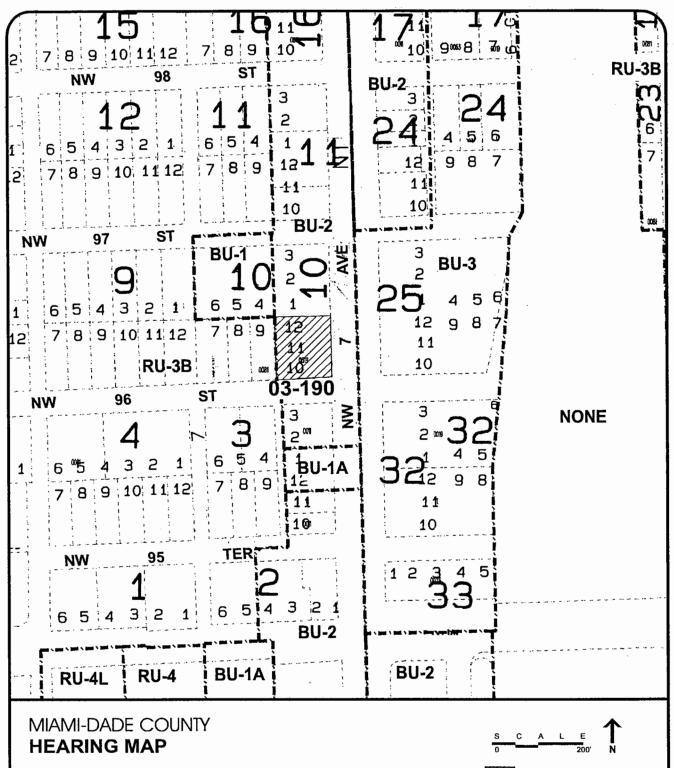
Grid(s): 0683

rid 0683			
1000 - KIDNAPPING - ABDUCTION		1	
2000 - ARSON	· · · · · · · · · · · · · · · · · · ·	1	
130B - SIMPLE ASSAULT		68	
130E - SIMPLE STALKING		1	
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANU	F	62	
350B - ILLEGAL DRUG EQUIPMENT		1	
260A - FRAUD CON/SWINDLE/FALSE PRET.	· · · · · · · · · · · · · · · · · · ·	4	
260B - FRAUD CREDIT CARD/ATM		4	
260D - IMPERSONATION		8	
	Grid 0683 TOTAL	150	
Total PART III:		150	

Grand Total:

479

Detail Filter: Ol.Incident From Date Time >= "2003-01-01" and Ol.Incident From Date Time < "2004-01-01" and Ol.Offense.Ucr Code in ('090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230C', '230F', '230F', '230G', '2400', '090C', '130B', '130E', '350B', '350B', '5100', '2700', '260A', '260B', '260B', '260E', '260F', '1000', '2000') and (Ol.Reporting_Agency_Code = substring ("030", 1, 3)) and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and Ol.Grid in ("0683")



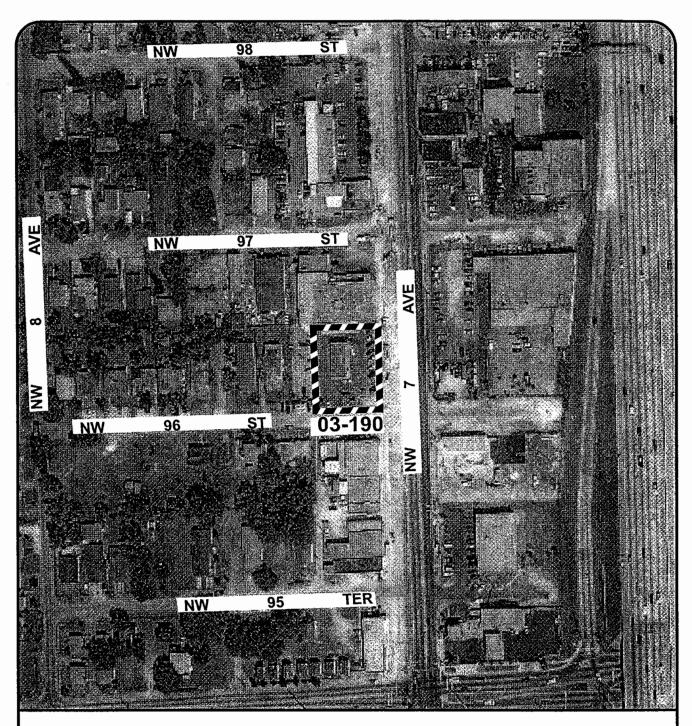
Section: 02 Township: 53 Range: 41

Process Number: 03-190

Applicant: DAVID RAMCHARAN

District Number: 02 Zoning Board: C08 Drafter ID: CIRO Scale: 1:200' SUBJECT PROPERTY





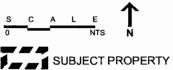
MIAMI-DADE COUNTY **AERIAL**

Section: 02 Township: 53 Range: 41

Process Number: 03-190

Applicant: DAVID RAMCHARAN

District Number: 02 Zoning Board: C08 Drafter ID: CIRO Scale: NTS





B. DEVON RAMCHARAN (Applicant)

03-9-CZ8-5 (03-190) BCC/District 2 Hearing Date: 12/16/04

Property Owner (if different from applica	int) <u>Same.</u>							
Is there an option to purchase ☐ / leazoning request? Yes ☐ No ☑	ase □ the property pre	dicated on the	approval	of the				
Disclosure of interest form attached?	Yes □ No ☑							
Previous Zoning Hearings on the Property:								
Year Applicant	Request	Board	Decisio	<u>)n</u>				
			NONE					

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

MIAMI-DADE COUNTY COMMULLY NING APPEALS BOAR - A EA 8 MOTION SLIP

APPLICANT'S NAME: DEVON RAM	ICHARAN			·			
REPRESENTATIVE(S):				· · · · · · · · · · · · · · · · · · ·			
HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER					
03-9-CZ8-5 (03-190)	September 17, 2003	CZAB803					
DEPT. REC: Deferral MOTION:							
☐ WITHDRAW: ☐ APPLICATION	ON ITEMS			·			
DEFER: INDEFINITE	ELY 0: 11/19/03		With Le	eave To Amend			
DENY: WITH PRE	JUDICE WITHOUT PREJU	IDICE	• .				
ACCEPT PROFFERED COVE	NANT ACCEPT REVISED	PLANS					
	EST PER DEPARTMENT		PER D.I	.C.			
OTHER: Due to an	error in the lega	J Ad	4				
TITLE	M/S NAME	YES	NO A	BSENT			
MADAME VICE-CHAIR	Winifred C. BEACHAM	V					
MS.	M Bertha M. CARSWELL	V					
MS.	Kerly CILELI	V					
	Arthemon JOHNSON(C.A.)						
MR.	Fredericke Alan MORLEY	/					
MS.	Margaret RUDOLPH						
CHAIRMAN	CHAIRMAN Billy HESTER						

EXHIBITS: YES NO

2

VOTE: 5 to 0

COUNTY ATTORNEY: Dennis Kerbel

MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD - AREA 8 MOTION SLIP

APPLICANT'S NAME: DEVON RAMCHARAN								
REPRESENTATIVE(S): Applicant was absent during the hearing								
HEARING NUMBER HEARING DATE RESOLUTION NUMBER								
03-9-CZ8-5 (03-190) November 19, 2003 CZAB803								
DEPT. REC: MOTION:								
☐ WITHDRAW: ☐ APPLICATION ☐ ITEMS								
DEFER: INDEFINITELY TO: 1/27/04 W/Leave To Amer								
DENY: WITH PREJUDICE WITHOUT PREJUDICE expense								
☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS								
APPROVE: PER REQUEST PER DEPARTMENT PER D.I.C.								
WITH STD. CONDITIONS								
use variance of lot area and any other non-use variances								
address the new ordinance (used car dealerships).								
TITLE M/S NAME YES NO ABSENT								
MS. Winifred C. BEACHAM								
MS. 5 Bertha M. CARSWELL								
MS. Kerly CILELI								
MR. Billy HESTER								
MR. Arthemon JOHNSON (C.A.)								
MADAME VICE-CHAIR Margaret RUDOLPH								
CHAIRMAN Fredericke Alan MORLEY								
EXHIBITS: TYES TOO COUNTY ATTORNEY: Denote Kerbel								
XHIBITS: YES NO COUNTY ATTORNEY: DELOUS KEEDE								

DATE: SEPTEMBER 30, 2004 #Z-

APPLICANT: #1. DEVON RAMCHARAN

MOTION: DEFERRED TO DEC 16, 2004-no further notice

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro		X	T	
Diaz	S	X		
Ferguson				X
Heyman		X		
Martinez		X		
Morales				X
Moss		X	T	
Rolle	M	X		
Seijas		X		
Sorenson		X		
Sosa		X	7	
Souto		X		
Chair Carey-Shuler		x		
TOTAL		11	0	2

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS

APPLICANT: Devon Ramcharan PH: Z03-190 (03-9-CZ8-5)

SECTION: 2-53-41 **DATE:** December 16, 2004

COMMISSION DISTRICT: 2 ITEM NO.: B

A. INTRODUCTION

REQUESTS:

Devon Ramcharan is appealing the decision of Community Zoning Appeals Board #8 which denied the following:

- 1. BU-2 to BU-3
- 2. Applicant is requesting to permit a lot area of 0.35 acre for used car sales and repairs (1 acre required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

o SUMMARY OF REQUESTS:

The applicant is appealing the decision of Community Zoning Appeals Board No. 8 which, on January 27, 2004, denied without prejudice requests which would allow the applicant to change the zoning on the property from BU-2, Special Business District, to BU-3, Liberal Business District, and to allow a used car business on a lot with less lot area than required.

o LOCATION:

The northwest corner of N.W. 96 Street & N.W. 7 Avenue, A.K.A. 9600 N.W. 7 Avenue, Miami-Dade County, Florida.

o SIZE: 140' x 110'

o IMPACT:

The approval of this application will enable more intensive business uses on the property than are currently permitted.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

- 1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for business and office. This category accommodates the full range of sales and service activities. Included are retail. wholesale, personal and professional services, commercial and professional offices. hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. These uses may occur in self-contained centers, hi-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on local factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise and traffic, and in most wellfield protection areas uses are prohibited that involve the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code.
- 2. Uses and Zoning Not Specifically Depicted on the LUP Map. Within each map category numerous land uses, zoning classifications and housing types may occur. Many existing uses and zoning classifications are not specifically depicted on the Plan map. This is due largely to the scale and appropriate specificity of the countywide LUP map, graphic limitations, and provisions for a variety of uses to occur in each LUP map category. In general, 5 acres is the smallest site depicted on the LUP map, and smaller existing sites are not shown. All existing lawful uses and zoning are deemed to be consistent with this Plan unless such a use or zoning (a) is found through a subsequent planning study, as provided in Land Use Policy 4E, to be inconsistent with the criteria set forth below; and (b) the implementation of such a finding will not result in a temporary or permanent taking or in the abrogation of vested rights as determined by the Code of Miami-Dade County, Florida (Land Use Element, page 162).

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

BU-2; used car lot and heavy truck and equipment storage

Business and Office

Surrounding Properties:

NORTH: BU-2: vacant building

Business and Office

SOUTH: BU-2; plumbing supply company

Business and Office

Devon Ramcharan Z03-190 Page 3

EAST: BU-3; paint and body shop Business and Office

WEST: RU-3B; duplex residences Residential, low to medium

density, 5 to 13 dua

The subject property is located on the west side of N.W. 7 Avenue, immediately north of N.W. 96 Street. A used car and truck sales business is on the subject site. On inspection, staff observed used automobiles for sale, as well as the storage of tow trucks and the tractor portions of tractor trailer trucks. Several dismantled vehicles on the property and plumbing supplies were stored on the rear of the property. A plumbing supply company is located to the south, on the south side of N.W. 96 Street. A paint and body shop is located to the east, on the east side of N.W. 7 Avenue. A vacant commercial building is located to the immediate north and duplex residences are located to the immediate west.

E. SITE AND BUILDINGS:

Site Plan Review:

Scale/Utilization of Site: Unacceptable

Location of Buildings: N/A

Compatibility: Unacceptable

Landscape Treatment: N/A
Open Space: N/A
Buffering: N/A

Access: Acceptable

Parking Layout/Circulation:
Visibility/Visual Screening:
N/A
Energy Considerations:
N/A
Roof Installations:
N/A
Service Areas:
N/A
Signage:
Viban Design:
N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **District Boundary Changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

Section 33-311(A)(16). Alternative Site Development Option for Buildings and Structures in the BU Zoning Districts. This subsection provides for the establishment of an alternative site development option, after public hearing, for buildings and structures permitted by the underlying district regulations, except residential buildings and structures and religious facilities, in the BU-1, BU-1A, BU-2, and BU-3 zoning districts, in accordance with the standards established by this section. In considering any application for approval hereunder, the Community Zoning Appeals Board shall consider the same subject to approval of a site plan or such other plans as necessary to demonstrate compliance with the standards herein.

Section 33-311. Alternative Development Option Standards of Lot Area in BU-3 zoning.

- (f) An alternative lot area and frontage shall be approved upon demonstration of at least one of the following:
 - (1) the proposed lot area and frontage shall permit the development or redevelopment of a structure(s) on a lot, parcel or tract of land where such structure(s) would not otherwise be permitted by the underlying district regulations due to the size or configuration of the parcel proposed for alternative development, provided that:
 - (A) the lot, parcel or tract is under lawful separate ownership from any contiguous property; and
 - (B) the proposed alternative development will not result in the further subdivision of land; and
 - (C) the size and dimensions of the lot, parcel or tract are sufficient to provide all setbacks required by the underlying district regulations; and
 - (D) the area of the lot, parcel or tract is not less than ninety percent (90%) of the minimum lot area required by the underlying district regulations; and
 - (E) the proposed alternative development does not result in an obvious departure from the aesthetic character of the immediate vicinity; and
 - (F) the lot, parcel or tract proposed for alternative development does not adjoin or lie adjacent to a discordant use; and
 - (G) the frontage dimension of the lot, parcel or tract is not less than ninety percent (90%) of the minimum frontage required by the applicable district regulations, except that the frontage dimension of a flag-lot, parcel or tract shall be permitted to be reduced to the minimum width necessary to allow vehicular access as determined by the County; and
 - (H) the resultant frontage dimension of the lot, parcel or tract provides vehicular ingress and egress to all resulting lots, parcels or tracts, including on-site access to emergency equipment.

- (2) the proposed alternative development results in landscaped open space, community design, amenities or preservation of natural resources that enhances the function or aesthetic character of the immediate vicinity in a manner not otherwise achievable through application of the applicable district regulations, provided that:
 - (A) the number of lots of the proposed alternative development does not exceed that normally permitted by the lot area dimensions of the underlying district regulations; and
 - (B) the size and dimensions of each lot, parcel or tract in the proposed alternative development are sufficient to provide all setbacks required by the underlying district regulations, or, if applicable, any prior zoning actions for similar uses issued prior to the effective date of this ordinance (May 2, 2003); and
 - (C) the area of each lot, parcel or tract is not less than eighty percent (80%) of the area required by the applicable district regulations; and
 - (D) the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and
 - (E) the lot, parcel or tract proposed for alternative development does not adjoin or lie adjacent to a discordant use; and
 - (F) the resultant frontage of the lot, parcel or tract provides vehicular ingress and egress to all resulting lots, parcels or tracts, including on-site access to emergency equipment.
- (3) the proposed lot area and frontage is such that:
 - (A) the proposed alternative development will not result in the creation of more than two (2) lots, parcels or tracts; and
 - (B) the size and dimensions of each lot, parcel or tract are sufficient to provide all setbacks required by the applicable district regulations; and
 - (C) no lot area shall be less than the smaller of:
 - (i) ninety percent (90%) of the lot area required by the applicable district regulations; or
 - (ii) the average area of the developed lots, parcels or tracts in the immediate vicinity within the same zoning district; and
 - (D) the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and
 - (E) the parcel proposed for alternative development does not adjoin or lie adjacent to a discordant use; and

(F) the resultant frontage provides vehicular ingress and egress to all resulting lots, parcels or tracts, including on-site access to emergency equipment.

Section 33-311 (A)(4)(b). Non-use variances from other than airport regulations: Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.

Section 33-311(A)(4)(c). Alternative non-use variance standard. Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances from the terms of the zoning regulations the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

G. NEIGHBORHOOD SERVICES:

DERM No objection
Public Works No objection
Parks No objection
MDTA No objection
Fire Rescue No objection
Police No objection
Schools No comments

H. ANALYSIS:

This application was deferred from the September 30, 2004, meeting to this date. The applicant is appealing the decision of Community Zoning Appeals Board No. 8 which denied this application without prejudice on January 27, 2004 by a vote of 4—0. In the Petition of Appeal, the applicant has stated that the requested district boundary change, with a proffered covenant, is consistent and compatible with other approvals and uses in the area and that the non-use variance for lot area can be approved under section §33-311(A)(4)(b). The property is located at 9600 N.W. 7 Avenue, Miami-Dade County, Florida.

The Department of Environmental Resources Management (**DERM**) has **no objection** to this application. The Public Works Department has stated that an additional 25' radius return must be dedicated at the intersection of N.W. 96 Street and N.W. 7 Avenue. The **Public Works Department** has **no objection** to this application and has stated that the

Devon Ramcharan Z03-190 Page 7

applicant must dedicate a 25' radius return at the intersection of N.W. 96 Street and N.W. 7 Avenue.

The subject property is occupied with a used car and truck business, which is not permitted in the BU-2 zone. The subject business is decorated with flags and pennants. Staff noted on inspection that there were several dismantled vehicles on the property, and stored tractor trailer trucks, tow trucks, and plumbing supplies.

The requested BU-3, Liberal Business District, is not characteristic of the area where the subject property is located. Though some use variances to permit specific BU-3 uses have been granted in the vicinity, no properties zoned BU-3 exist within the subject block face or anywhere within the north half of this square mile section on the west side of N.W. 7 Avenue. Two (2) BU-3 zoned parcels, with areas of approximately 1.9 acres and 8.67 acres, exist within the southern half of this section, on the west side of N.W. 7 Avenue. between approximately N.W. 93 Street and N.W. 87 Street. Public Hearing approvals have been granted for a radiator repair garage, and an automobile service facility in the vicinity of the subject property. A mechanical garage was approved in connection with a new car agency on a parcel which abuts the subject property to the north. Two (2) used car lots were also approved in the overall vicinity of the subject property. One such approval (Resolution CZAB-813-98) took place in 1998 on a 0.32 acre parcel which is located at 9920 N.W. 7 Avenue. The other (4-ZAB-16-69) took place in 1969 on a parcel of approximately 1.15 acres which is located at the northwest corner of N.W. 7 Avenue and Little River Drive, which is approximately N.W. 88 Street. All of the aforementioned approvals are on the west side of N.W. 7 Avenue. A paint and body shop is located to the east of the subject property, on the east side of N.W. 7 Avenue as well as BU-3 zoned property.

Staff notes that the Board of County Commissioners (BCC) directed the County Manager to conduct a study of used car lots along major roadway corridors within the boundaries of Commission District 2, where the subject property is located. The study, dated June 3, 2003, reported on the number, average size, and percentage of used car lots in each commission district, and found that of the 183 used car lots in unincorporated Miami-Dade County since 1990, 94 of the 183, or 51% of the total, were located within the boundaries of Commission District 2. The report recognized that the high percentage of used car lots in Commission District 2 represents an over concentration of such uses and that 26% of the used car lots in Commission District 2 are located on lots with less than 10,000 square feet (0.23 acre) of lot area and 19% are located on lots with less than 15,000 square feet (0.34 acre) of lot area. The report analyzed the lot size requirements for used car lots as permitted in the BU-3 and IU-1 districts and noted that Code Amendments in 1996 and 2001 increased the minimum lot area required for these uses in the IU-1 districts as a measure to control the number and siting of same. Ordinance No. 03-238, which became effective on November 14, 2003, requires that the sales of cars and trucks in the BU-3 district be conducted on sites consisting of at least one (1) net acre, in addition to requirements pertaining to landscaping, siting in relation to types of roadways, the use of attention attracting devices, outdoor lighting, test driving, and outdoor paging and speaker systems. Request #2 will allow the used auto sales business on a lot with an area of 0.35 acres in lieu of the 1 acre required by the Ordinance.

An Alternative Site Development Option (ASDO) of lot area requirements may be approved upon demonstration of compliance with at least one (1) of three (3) options.

Request #2 of this application does not comply with Option 1 in that the subject property must not be less than 90% of the minimum lot area required by the underlying zoning regulations. The subject 0.35 acre parcel has a lot area which is only 35% of the minimum lot area required by the underlying district regulations. Furthermore, the subject property must not adjoin or lie adjacent to a discordant use, such as land which has a different zoning district prefix. The RU-3B, Bungalow Court District zoned land which abuts the subject property to the west is developed with duplex residences. This application does not comply with Option 2 in that Option 2 requires that the subject property in this instance have an area of not less than 0.8 acre and that said property not adjoin or lie next a discordant use. This application does not comply with Option 3 in that the subject property must not be less than 90% of the minimum lot area required by the underlying zoning regulations, or not less than the average area of the developed lots within the immediate vicinity within the same zoning district, and must not adjoin or lie adjacent to a discordant use. The average size of the aforementioned two (2) BU-3 zoned parcels on the west side of N.W. 7 avenue in this section is 5.29 acres, which is substantially larger than the 0.35 acre lot area of the subject property. As such, this application does not comply with any of the three (3) standards for approval under the Alternative Site Development Option for Buildings and Structures in the BU Zoning Districts (Section 33-311 (A) (16).

When analyzed under Section 33-311 (A)(4)(b), the non-use variance standard, the proposed lot area does not maintain the basic intent and purpose of the zoning code. Allowing a used auto and truck business on this substandard site could generate similar requests which would negatively impact this BU-2 zoned corridor. When analyzed under section 33-311(A)(4)(c), the alternative non-use variance standards, staff is of the opinion that this application does not meet the unnecessary zoning hardship criteria and cannot be approved under the alternative non-use variance standard since the property can be utilized in accordance with the existing zoning district. The proposed BU-3 zoning is consistent with the Land Use Plan (LUP) Map's business and office designation. However, said zoning would be incompatible with the surrounding area which is zoned BU-2 along the majority of this business zoned corridor. The CDMP states that existing zoning and uses are consistent with the CDMP. The CZAB-8's decision to deny this application and retain the existing zoning on the property is consistent with the CDMP and staff concurs with same.

I. RECOMMENDATION:

Denial without prejudice of the appeal and of the application.

J. CONDITIONS: None.

DATE INSPECTED:

08/22/03; 9/21/04

DATE TYPED:

08/22/03

DATE REVISED:

10/21/03, 11/07/03, 11/14/03, 01/02/04, 01/13/04, 09/15/04, 09/17/04,

09/21/04, 11/29/04

DATE FINALIZED:

11/29/04

DO'QW:AJT:MTF:DBM

Diane O'Quinn Williams, Director Miami-Dade County Department of

Planning and Zoning



MEMORANDUM

DATE:



TO:

Diane O' Quinn-Williams, Director

Department of Planning and Zoning

SEP 19 2003

MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
FIL OF PLANNING 8, ZONING

September 12, 2003

SUBJECT:

C-08 #Z2003000190-Revised

Devon Ramcharan

NWC NW 96th Street and NW 7th

Avenue

DBC from BU-2 to BU-3

(BU-2) (1/3 Ac.)

02-53-41

FROM:

Alyce M. Robertson, Assistant Director Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply and Wastewater Disposal:

Public water and public sanitary sewers can be made available to this property. Therefore, DERM will require connection to the public water supply and public sanitary sewer systems.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

C-08 #Z2003000190-Revised

Devon Ramcharan

Page 2

A No-Notice General Environmental Resource Permit from DERM shall be required for the drainage system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Hazardous Materials Management:

Due to the nature of activities inherent to the requested land use, the applicant will be required to obtain DERM approval for management practices to control the potential discharge and spillage of pollutants associated with the proposed land use, including but not limited to, the following:

- All hazardous materials and hazardous waste shall be provided with secondary containment capable of holding 110% of the largest container stored and protected from rainwater intrusion.
- 2. The applicant shall obtain the required Pollution Control Annual Operating Permit.
- All liquid waste generating activities, such as mechanical repairs or maintenance and dismantling, shall be conducted on an impervious (i.e. concrete) indoor area designed to prevent any liquids to flow outside of work area.

The Industrial Facilities Section of DERM should be contacted for further information on required management practices for the proposed land use.

Operating Permits:

Section 24-35.1 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant should be advised that due to the nature of activities inherent to the proposed land use, as well of some others that would be permitted under the proposed zoning classification, operating permits from DERM will be required. It is therefore suggested that the applicant contact DERM concerning operating requirements.

Fuel Storage Facilities:

Section 24-12.2 of the Code outlines regulations for any proposed or existing underground storage facilities. The regulations provide design, permitting, installation, modification, repair, replacement and continuing operation requirements and criteria. In addition, monitoring devices, inventory control practices and pressure testing of fuel storage tanks is required. The Storage Tank Section of DERM should be contacted for permitting requirements in this regard, if any fuel storage facility is requested.

C-08 #Z2003000190-Revised

Devon Ramcharan

Page 3

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Enforcement History:

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Devon Ramcharan

This Department has no objections to this application.

Driveways to NW 7 Ave. must meet current F.D.O.T. access management requirements; contact the district office at 305-470-5367 for driveway and drainage permits.

The applicant must dedicate the 25 foot radius return at the intersection of NW 96 St. and NW 7 Ave.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This project meets traffic concurrency because it lies within the urban infill area where traffic concurrency does not apply.

Raul A. Pino, P.L.S.

Date SEP 03 2003



MIAMI-DADE FIRE RESCUE Planning & Capital Improvements Bureau ZONING COMMENTS

Hearing Num Plans:		Yes	☐ No			Request:				
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Barbara J. Matthews

Revised 1/23/04 BJM

PETITION OF APPEAL FROM DECISION OF MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY AMOUNT OF FEE	
RECEIPT#	ZO3-196
DATE HEARD: 1 127104	ZONING HEARINGS SECTION
BY CZAB # C-8	MIAMI-DADE PLANNING AND ZONING DEPT. BY
	DATE RECEIVED STAMP
This Appeal Form must be completed in accordance with and in accordance with Chapter 33 of the Code of Miami-D be made to the Department on or before the Deadline Date	Pade County, Florida, and return must prescribed for the Appeal.
RE: Hearing No. 203-190 (03-9-C	
Filed in the name of (Applicant) DEVON R	MCHARAN
Name of Appellant, if other than applicant	SAME
Address/Location of APPELLANT'S property: 9600 M.	W. 7th AVENUE
Miami,	TORIDA
Application, or part of Application being Appealed (Explana	ition): APPLICATION IN ITS ENTIRETY
Appellant (name): DEVON RAMCHARAN hereby appeals the decision of the Miami-Dade County Coreference to the above subject matter, and in accordant Chapter 33 of the Code of Miami-Dade County, Florida, he of County Commissioners for review of said decision. The reversal of the ruling of the Community Zoning Appeals Bo (State in brief and concise language)	ace with the provisions contained in ereby makes application to the Board grounds and reasons supporting the ard are as follows:
Requested district boundary change is ensistent and competible with or	e, with professed evenant
H Was and a reporter with of	tur opportune una una
in the area. Non-use variance for lo Page 1 under Section 33-311(+)(4)(5)	1 area can ve approved
Page 1 man section 73-311(4)(4)(5)	•

APPELLANT	MUST SIGN THIS PAGE	
Date: 17 day of Fesicually	_, year: 2.90	
Signe	ed	
	\(\triangle \)	
•	DEVON RAMCHARAN Print Name	
Apple of the second of the sec		
	8561 Southampton Drive Minaman Mailing Address	FZ 33
	Maining Address	
	En-701-211CG	
	Phone Fax	
REPRESENTATIVE'S AFFIDAVIT If you are filing as representative of an		
association or other entity, so indicate:	DEVOY RAMCHARAN	
•	Representing	
	Robert MI Dollar	
	Signature	•
	Roant III House	
	Print Name	
	5955 N.E 4th COURT	
	5955 N.E 4th Court Address	
	MiAm. Fz. 33137 City State Zip	
	(305) 751-8800	
	Telephone Number	•
#	17 Tahan	
Subscribed and Sworn to before me on the		
	V dolla mich	
	Notary Public	
•		
	(stamp/seal)	

WETTE FROMETA	Commission expires:	
MY COMMISSION # DD 123167 EXPIRES: June 9, 2006 Banded Thru Notary Public Underwriters	Оотниковой ехриса.	
Banded Thru Notary Public Underwriters		

Page 2

APPELLANT'S AFFIDAVIT OF STANDING (must be signed by each Appellant)

STATE OF FLOLINA
COUNTY OF MIAM - DADE
Before me the undersigned authority, personally appeared <u>NEVON RAMCHARAN</u> (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.
The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:
(Check all that apply)
1. Participation at the hearing 2. Original Applicant 3. Written objections, waivers or consent
Appellant further states they understand the meaning of an oath and the penalties for perjury, and that under penalties of perjury, Affiant declares that the facts stated herein are true.
Further Appellant says not.
Witnesses
Signature Appellant's signature
Print Name DEVON RAMCHARAN Print Name
Signature
Print Name
Sworn to and subscribed before me on the $\frac{1}{1}$ day of $\frac{1}{1}$ day of $\frac{1}{1}$ day of $\frac{1}{1}$
Appellant is personally know to me or has produced FL drivers (CISE) as identification.
Lastanisa
Notary (Stamp/Seal)
Seridate Do 123167 Source The State
Page 3 [b:forms/affidapl.sam(11/03)]



RESOLUTION NO. CZAB8-1-04

WHEREAS, DEVON RAMCHARAN applied for the following:

- (1) BU-2 To BU-3
- (2) Applicant is requesting to permit a lot area of 0.35 acre for used car sales and repairs (1 acre required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

SUBJECT PROPERTY: That portion of alley lying east and adjacent to Lot 9, bounded by the north of the north line of Lot 9, extended east, bounded by the south on the south line of Lot 9 extended east, bounded on the east by the west line of Lots 10-12 in Block 10 of PINEWOOD PARK, Plat book 6, Page 42 and all of Lots 10-12, Block 10 of PINEWOOD PARK, Plat book 6, Page 42, less the east 40' thereof for road right-of-way.

LOCATION: The Northwest Corner of N.W. 96 Street & N.W. 7 Avenue; AKA 9600 N.W. 7 Avenue, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals
Board 8 was advertised and held, as required by law, and all interested parties concerned in
the matter were given an opportunity to be heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to BU-3 would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and that the request to permit a lot area of 0.35 acre for used car sales and repairs would not meet the standards of the alternative site development option zoning regulation, and would not promote the objectives of creative urban design, infill development and redevelopment and/or preservation and enhancement of property values, and would contravene the public interest standards enumerated in such regulation, with the

result that the public interest would not be served by the underlying zoning district regulations and the that the CDMP would not be commensurately served, and

WHEREAS, a motion to deny Items #1 & 2 without prejudice was offered by Arthemon Johnson, seconded by Winifred C. Beacham, and upon a poll of the members present the vote was as follows:

Winifred C. Beacham
Bertha M. Carswell
Karly Cilali

aye absent

Billy Hester Arthemon Johnson

aye aye

absent-

Margaret Rudolph

absent

Fredricke Alan Morley

aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 8, that the requested district boundary change to BU-3 be and the same is hereby denied.

BE IT FURTHER RESOLVED that the request to permit a lot area of 0.35 acre for used car sales and repairs be and the same is hereby denied without prejudice.

The Director is hereby authorized to make the notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this day of January 27, 2004.

Hearing No. 03-9-CZ8-5 ej

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 8, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB8-1-04 adopted by said Community Zoning Appeals Board at its meeting held on the 27th day of January, 2004.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 9th day of February, 2004.

Earl Jones, Deputy Clerk (3230)

Miami-Dade County Department of Planning and Zoning

SEAL



MEMORANDUM

CLERK OF THE BOARD
OF COUNTY COMMISSIONEDS
DADE COUNTY, FLORIDS

Amended Agenda Item No. 6(C)

(Second Reading 11-4-03)

DATE:

September 9, 2003

FROM: Robert A. Ginsburg

County Attorney

Hon. Chairperson and Members

Board of County Commissioners

SUBJECT:

Ordinance modifying

requirements for new and/or used auto and truck sales

0#03-238

The accompanying ordinance was prepared and placed on the agenda at the request of Commissioner Dorrin D. Rolle.

Robert A. Ginsburg County Attorney

RAG/jls

FROM:



Honorable Chairperson and Members TO:

George M. B.

County Manag

Board of County Commissioners

DATE:

November 4, 2003

SUBJECT: Ordinance modifying

requirements for new and/or

used auto and truck sales

The proposed ordinance modifying requirements for new and/or used auto and truck sales, repairs, services and facilities in the BU-3 business district will have no fiscal impact on Miami-Dade County.



MEMORANDUM

(Revised)

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-7	ri	ъ.

Hon. Chairperson Barbara Carey-Shuler, Ed.D.

and Members, Board of County Commissioners

DATE:

November 4, 2003

FROM: Robert A. Ginsburg

Amended

SUBJECT: Agenda Item No. 6(C)

County Attorney

Please n	ote any items checked.
	"4-Day Rule" ("3-Day Rule" for committees) applicable if raised
	6 weeks required between first reading and public hearing
	4 weeks notification to municipal officials required prior to public hearing
	Decreases revenues or increases expenditures without balancing budget
	Budget required
	Statement of fiscal impact required
: 	Bid waiver requiring County Manager's written recommendation
	Ordinance creating a new board requires detailed County Manager's report for public hearing
	Housekeeping item (no policy decision required)
	No committee review

7 4 8	N- 1		* * * * * * * * * * * * * * * * * * * *	
Approved	 _ <u></u>	Mayor		Amended
Veto			•	Agenda Item No. 6 (C)
Override				11-4-03

ORDINANCE NO. 03-238

ORDINANCE PERTAINING TO ZONING; MODIFYING REQUIREMENTS FOR ANY NEW AND/OR USED AUTO AND TRUCK SALES, REPAIRS, SERVICES AND FACILITIES IN BU-3 LIBERAL BUSINESS DISTRICT; AMENDING SECTION 33-255 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA:

Section 1. Section 33-255 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows¹:

Sec. 33-255. Uses permitted.

No land, body of water and/or structure in the BU-3 District shall be used or permitted to be used, and no structure shall be hereafter erected, constructed, arranged or intended to be used, occupied or maintained for any purpose, unless otherwise provided for, excepting for one (1) or more of the following uses:

- (3) Automobile and truck services and facilities including:
 - (a) Open lot car >> and truck << sales, >> new and or used, including as ancillary uses, automobile repairs, body and top work and painting, provided that no more than fifteen (15) percent of the gross building area is devoted to such ancillary uses, and subject to the following conditions:
 - (1) That a continuous, densely planted greenbelt of not less than fifteen (15) feet in width, penetrated only at points approved by the

Words stricken through and/or [[double bracketed]] shall be deleted. Words underscored and/or >>double arrowed<< constitute the amendment proposed. Remaining provisions are now in effect and remain unchanged.

Directors of the Planning and Zoning and Public Works
Departments for ingress and egress to the property, shall be
provided along all property lines abutting public rights-of-way or
properties zoned residential. Said greenbelt shall have shade trees
planted at a maximum spacing of thirty (30) feet on center and a
hedge of a minimum of six (6) feet in height abutting residentially
zoned property and a minimum of three (3) feet in height abutting
public rights-of-way. The shade trees shall have a minimum caliper
of two and one-half (2 1/2) inches at time of planting.

- (2) A minimum of twenty (20) percent of the net lot area of the site shall be developed as landscaped open space.
- (3) That such uses be located only on major access roads, including major roadways (three (3) or more lanes) and frontage roadways serving limited access highways and expressways.
- (4) That such uses be conducted on sites consisting of at least one (1) net acre.
- (5) That attention attracting devices, such as blinking or flashing lights, streamer lights, pennants, banners, streamers and all fluttering, spinning advertising devices (either mobile or stationary) are prohibited, except as permitted under point of sale sign regulations.
- (6) That outdoor lighting shall be designed to avoid spilling beyond the site boundaries.
- (7) That no vehicular test drives shall be conducted on residential local traffic streets (fifty-foot right-of-way or less).
- (8) That the applicant obtains a certificate of use, which shall be automatically renewable yearly upon compliance with all terms and conditions.
- (9) All outdoor paging or speaker systems are expressly prohibited.

 This provision (9) shall also apply to all establishments in existence as of September 10, 1996.
- (b) Open lot car rental.
- (c) Automobile parts, secondhand from store building only.
- (d) Automobile body and top work and painting.

Amended Agenda Item No. 6 (C) Page 3

(14) Garage or mechanical service,* >> including automobile repairs, body and top work and painting.<< All outdoor paging or speaker systems are expressly prohibited. This provision shall also apply to all establishments in existence as of [[the effective date of this ordinance]] >> September 10, 1996.<<

*NOTE: Provided no such establishment is located within five hundred (500) feet of any RU or EU District except after approval after public hearing. Provided, that, this spacing limitation shall be two hundred fifty (250) feet if the use is confined within a building and an exterior wall or walls of the building located on the establishment is not penetrated with any openings directly facing the RU or EU District. It is further provided that, except for exterior uses, such distances shall be measured from the closest point of the subject use in the building to the RU or EU District. In connection with exterior uses, the distance of five hundred (500) feet shall be measured from the closest point of the IU District to the RU or EU District. For purposes of establishing such distances, the applicant for such use shall furnish a certified survey from a registered surveyor, which shall indicate such distances. In case of dispute, the measurement scaled by the Director of the Department of Planning and Zoning shall govern.

Section 2. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

Section 3. It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this ordinance, including any sunset provision, shall become and be made a part of the Code of Miami-Dade County, Florida. The sections of this ordinance may be renumbered or relettered to accomplish such intention, and the word "ordinance" may be changed to "section," "article," or other appropriate word.

Section 4. This ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

Amer 1 Agenda Item No. 6 (C) Page 4

Section 5. This ordinance does not contain a sunset provision.

PASSED AND ADOPTED: NOV 0 4 2003

Approved by County Attorney as to form and legal sufficiency:

max

Prepared by:

CH

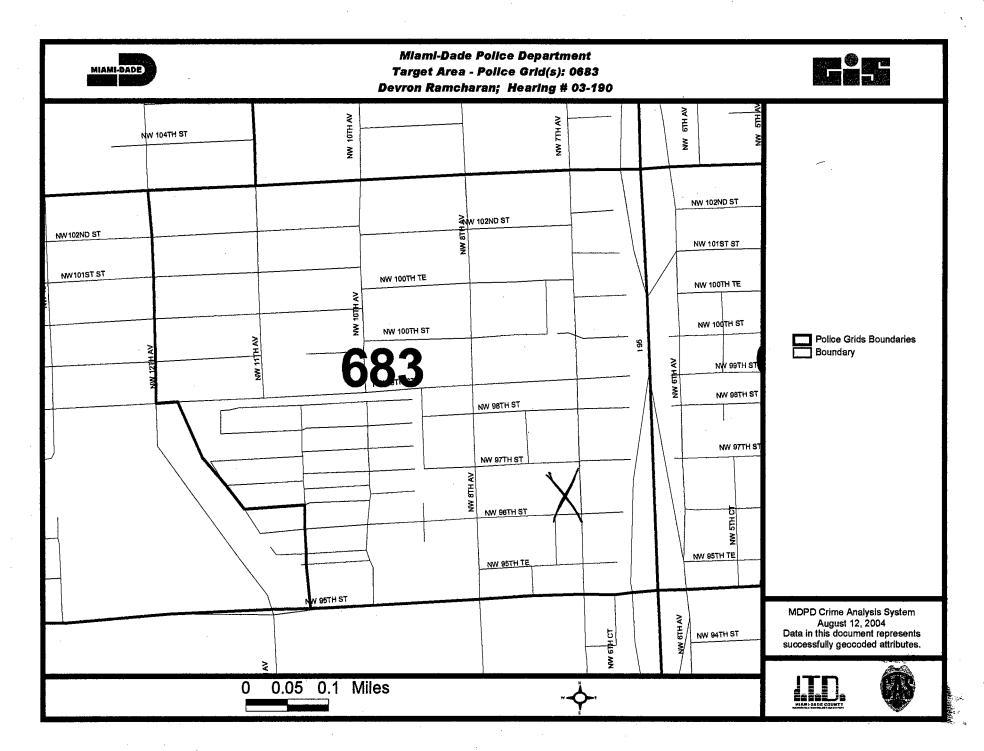
Craig H. Coller

Sponsored by Commissioner Dorrin D. Rolle

TEAM METRO NORTHSIDE OFFICE

ENFORCEMENT HISTORY

DEVRON F	RAMCHARAN	NORTHWEST CORNER OF NW 96 ST & NW 7 AVE; AKA 9600 NW 7 AVE, MIAMI-DADE COUNTY, FLORIDA
APPLICANT		ADDRESS
12-16-2004		03-190
DATE		HEARING NUMBER
CURRENT E	NFORCEMENT HISTORY:	
CASE # 200	404003614	
8-16-2004	Compliance Officer observed vehicle repairs and cars at rear of property.	, body work, truck sales, junk trucks
10-7-2004	Officer research shows no occupational licen pending hearing.	se on record. Enforcement action
10-7-2004	Warning letter issued to property owner for j debris.	unk vehicles, junk car parts, and
10-7-2004	Warning letter has not been received by prop from certified mail.	erty owner. Waiting on green card





Miami-Dade Police Department Address Query for Events occurring at 9600 NW 7 AV For 2002-01-01 Thru 2002-12-31

Crime Information Warehouse

Detail Filter: Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01" and Dis.Police District Code in ("A", "B", "C", "D", "E", "H", "J", "K", "L", "M", "N", "P", "Q", "R", "ZZ") and Dis.Incident Address contains "9600 NW 7 AV" and Dis.Reporting Agency Code = substring ("030", 1, 3) and Common

	_	·	,			_					
Incident Address	Dis	Grid	A O P	Complaint Date	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit
9600 NW 7 AV	N	0683	1	01/22/2002	0041419A		21	11:14:00	11:14:00	11:14:00	
9600 NW 7 AV	N	0683	1	03/13/2002	0140092A		34	15:44:00	16:32:00	16:54:00	N3303
9600 NW 7 AV	N	0683	1	03/20/2002	0153969A		14	14:54:00	14:54:00	14:59:00	N3103
9600 NW 7 AV	N	0683	1	03/20/2002			15	15:37:00	15:37:00	15:45:00	N2304
9600 NW 7 AV	N	0683	1	03/20/2002		2	15	14:55:00	14:55:00	15:03:00	
9600 NW 7 AV	N	0683	1	04/15/2002	0205298A		34	10:58:00	11:15:00	11:15:00	N2104
9600 NW 7 AV	N	0683	1	04/15/2002	Į		15	11:16:00	11:16:00	11:16:00	N2104
9600 NW 7 AV	N	0683	1	04/15/2002		1	15	11:16:00	11:16:00	11:16:00°	N2204
9600 NW 7 AV	N	0683	1.	04/29/2002	0234208A	2	34	16:51:00	16:57:00	17:03:00	N3206
9600 NW 7 AV	N	0683	1	04/30/2002	0235770A		34	12:12:00	12:25:00	12:28:00	N2507
9600 NW 7 AV	N	0683	1	05/16/2002			22R	09:26:00	09:26:00	09:28:00	N2380
9600 NW 7 AV	N	0683	1	05/20/2002	0277518A	İ	54	17:16:00	17:33:00	17:53:00	N3380
9600 NW 7 AV	N	0683	1	06/02/2002	0302870A		22	11:49:00	11:58:00	12:09:00	N2105
9600 NW 7 AV	N	0683	1	06/02/2002	0303021A		26C	13:47:00	13:47:00	13:47:00	N2105
9600 NW 7 AV	N	0683	1	07/08/2002	0375483A	1	22	11:32:00	11:44:00	11:44:00	N2102
9600 NW 7 AV	N	0683	1	07/09/2002	0378312A		54	20:10:00	20:12:00	20:43:00	N3407
9600 NW 7 AV	N	0683	1	07/20/2002	0399607A		34	10:22:00	10:25:00	10:36:00	N2502
9600 NW 7 AV	N	0683	1	07/25/2002	0409997A		34	16:16:00	16:52:00	17:04:00	N3502
9600 NW 7 AV	N	0683	1	10/09/2002	0560180A		22JO	16:28:00	16:49:00	17:08:00	N3107
9600 NW 7 AV	N	0683	1	10/12/2002	0565457A		21	10:13:00	10:40:00	10:50:00	N2280
9600 NW 7 AV	N	0683	1	11/03/2002	0609123A		26C	12:05:00	12:25:00	12:26:00	N2106
9600 NW 7 AV	N	0683	1	11/18/2002	0637734A	1	14	13:18:00	13:18:00	13:20:00	N2200
9600 NW 7 AV	N	0683	1	11/18/2002		1	15	13:19:00	13:19:00	13:25:00	
9600 NW 7 AV	N	0683	1	11/18/2002			15	13:20:00	13:20:00	13:20:00	
9600 NW 7 AV	N	0683	1	11/19/2002	0640298A		22JO.	18:43:00	18:43:00	19:01:00	N3380
9600 NW 7 AV	N	0683	1	11/20/2002	0641060A		34	07:24:00	07:28:00	07:28:00	N2207
9600 NW 7 AV	N	0683	1	11/20/2002		1	15	07:28:00	07:28:00	07:28:00	N2207
9600 NW 7 AV	N	0683	1	11/20/2002		1	22R	07:58:00	07:58:00	07:58:00	N2503
9600 NW 7 AV	N	0683	1	12/13/2002	0685183A		14	13:01:00	13:22:00	13:22:00	N2502
9600 NW 7 AV	N	0683	1	12/17/2002	0692932A		34	12:37:00	12:38:00	12:43:00	N2505
9600 NW 7 AV/AUTO CONNECT	N	0683	1	12/13/2002	0685285A		34	14:12:00	14:42:00	14:50:00	N3108
9600 NW 7 AV/AUTO CONNECT	N	0683	1	12/13/2002		İ	15	14:42:00	14:42:00	14:50:00	
9600 NW 7 AV/B & L AUTO	N	0683	1	01/31/2002	0059858A	l	32JO	17:32:00	17:35:00	17:42:00	N3209
9600 NW 7 AV/B&L AUTO	N	0683	1	04/26/2002	0227572A	l	26C	09:58:00	10:04:00	10:09:00	N2508
9600 NW 7 AV/B&L AUTO	N	0683	1	05/15/2002			22	19:34:00	20:18:00	20:39:00	N3380
9600 NW 7 AV/B&L AUTO CONN	N	0683	1	10/10/2002	· 0562414A		34	18:02:00	19:32:00	19:42:00	N3507
9600 NW 7 AV/B&L AUTO CONNEC	N	0683	1	03/12/2002	0137997A		26V	16:33:00	16:33:00	16:33:00	
9600 NW 7 AV/BW ARR	N	0683	1	04/18/2002	0212387A	1	39	19:11:00	19:11:00	19:11:00	N3510
9600 NW 7 AV/CORR QTH	N	0683	1	12/19/2002	0696921A		34	13:50:00	14:12:00	14:24:00	N2306
9600 NW 7 AV/MIAMI MOTOR CREE	N	0683	1	04/18/2002	0212239A		27	17:45:00	17:45:00	17:45:00	N3106
9600 NW 7 AV/MIAMI MOTOR CRED	N	0683	1	04/18/2002			15	17:45:00	17:45:00	17:45:00	N3106
9600 NW 7 AVE BW ARREST	N	0683	1	10/10/2002	0562499A		39.	20:21:00	20:21:00	20:21:00	· N3507





Miami-Dade Police Department Address Query for Events occurring at 9600 NW 7 AV For 2003-01-01 Thru 2003-12-31

Crime Information Warehouse

Detail Filter: Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01" and Dis.Police District Code in ("A", "B", "C", "D", "E", "H", "J", "K", "L", "M", "N", "P", "Q", "R", "ZZ") and Dis.Incident Address contains "9600 NW 7 AV" and Dis.Reporting Agency Code = substring ("030", 1, 3) and Common

Incident Address	Dis	Grid	A O P	Complaint Date	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit
9600 NW 7 AV	N	0683	1	01/23/2003	0042701B		34	18:12:00	18:13:00	18:13:00	N3101
9600 NW 7 AV	N	0683	1	01/23/2003			15	18:13:00	18:13:00	18:13:00	N3101
9600 NW 7 AV	N	0683	1	.01/24/2003	0043788B		26C	09:31:00	09:49:00	09:55:00	N2102
9600 NW 7 AV	N	0683	1	01/31/2003	0057073B		34	11:39:00	11:39:00	11:50:00	N2303
9600 NW 7 AV	N	0683	1	02/12/2003	0079991B		22JO	14:14:00	14:16:00	14:16:00	N3103
9600 NW 7 AV	N	0683	1	02/25/2003	0104965B		29JO	18:28:02	18:36:06	18:36:06	N2204
9600 NW 7 AV	N	0683	1	02/25/2003		1	15	18:46:01	18:46:01	18:46:01	N2204
9600 NW 7 AV	N	0683	1	03/12/2003	0134382B		22R	17:35:49	17:36:17	17:43:17	N3109
9600 NW 7 AV	à	0683	1	03/13/2003			13	14:52:06	14:52:06	14:52:06	RB346
9600 NW 7 AV	N	0683	1	03/20/2003	0150699B		37	21:29:54	21:31:47	21:31:47	N3500
9600 NW 7 AV	N	0683	1	03/20/2003			15	21:32:36	21:32:36	21:32:36	N3500
9600 NW 7 AV	N	0683	1	04/07/2003	0184420B		34	12:28:23	13:15:42	13:21:00	N2106
9600 NW 7 AV	N	0683	1	04/07/2003	,		15	13:15:51	13:15:51	13:21:00	N2106
9600 NW 7 AV	N	0683	1	05/17/2003	0263414B		22	12:02:38	12:11:36	12:22:00	N2506
9600 NW 7 AV	N	0683	1	05/22/2003	0273288B	1	17	13:51:39	14:06:16	14:27:00	N2307
9600 NW 7 AV	N	0683	1	05/28/2003	.0284157B		34	10:41:03	10:43:28	10:50:00	N2506
9600 NW 7 AV	N	0683	1	06/04/2003	0298599B		28	17:02:56	17:20:26	17:33:26	N3101
9600 NW 7 AV	N	0683	1	06/21/2003	0332596B		34	17:51:04	18:38:23	18:38:23	N3101
9600 NW 7 AV	N	0683	1	06/21/2003			15	18:38:26	18:38:26	18:38:26	N3101
9600 NW 7 AV	N	0683	1	06/24/2003	0338068B		26C	17:48:21	17:50:37	18:00:00	N3408
9600 NW 7 AV	N	0683	1	06/25/2003	0339531B	1	38	13:08:50	13:10:15	13:10:15	N2201
9600 NW 7 AV	N	0683	1	06/25/2003	0339568B	l	38DL	13:31:13	13:31:13	13:31:13	N6217
9600 NW 7 AV	N	0683	1	06/25/2003		ļ	15DL	13:10:42	13:10:42	13:10:42	N2201
9600 NW 7 AV	N	0683	1	06/26/2003	0342527B	1	22	21:02:23	21:38:47	21:46:28	N3280
9600 NW 7 AV	N	0683	1	06/30/2003	0349396В	ł	34	12:58:23	14:08:41	14:13:41	N2308
9600 NW 7 AV	N	0683	1	06/30/2003	0349598B		34	15:12:04	16:12:46	16:19:00	N3507
9600 NW 7 AV	N	0683	1	06/30/2003	0349803B	2	34	17:55:21	17:58:09	17:58:09	N3508
9600 NW 7 AV	N	0683	1	06/30/2003			15	18:06:57	18:06:57	18:55:00	N3504
9600 NW 7 AV	N	0683	1	06/30/2003			15DL	18:07:14	18:07:14	18:07:14	N3508
9600 NW 7 AV	N	0683	1	07/04/2003	0357190B	1	14	07:33:42	07:35:53	07:46:06	N2501
9600 NW 7 AV	N	0683	1	07/04/2003	0357295B	l	14	09:26:05	09:26:25	09:26:25	N2301
9600 NW 7 AV	N	0683	1	07/04/2003		l	15	09:27:17	09:27:17	09:27:17	N2301
9600 NW 7 AV	N	0683	1	07/04/2003	{		15	09:27:54	09:27:54	09:30:21	
9600 NW 7 AV	N	0683	1	07/05/2003	0359540B		26P	14:15:47	14:17:00	14:17:00	N2201
9600 NW 7 AV	N	0683	1	07/05/2003		•	15	14:17:11	14:17:11	14:17:11	N2201
9600 NW 7 AV	N	0683	1	07/07/2003	0363149B	1	34	14:40:55	14:41:54	14:51:00	N3506
9600 NW 7 AV	N	0683	1	07/07/2003]	15	14:42:16	14:42:16	14:52:00	1
9600 NW 7 AV	N	0683	1	07/09/2003	0366724B	1	28	10:23:03	10:23:03	10:23:03	i
9600 NW 7 AV	N	0683	1	07/17/2003	0382255B		34	13:43:57	14:59:35	15:04:35	N3102
9600 NW 7 AV	N	0683	1	07/21/2003	0389821B		34	17:29:00	17:47:04	17:47:04	N3501
9600 NW 7 AV	N	0683	1	07/26/2003	0399752B		34	20:08:21	20:09:29	20:09:29	N3303
9600 NW 7 AV NORTHSIDE	N	0683	1	02/19/2003	0093525B		34	16:47:00	18:20:00	18:20:00	N3101
9600 NW 7 AV NORTHSIDE	N	0683	1	02/19/2003		1	15	17:49:00	17:49:00	17:49:00	N3103
9600 NW 7 AV NORTHSIDE	N	0683	1	02/19/2003			15	18:20:00	18:20:00	18:20:00	N3103
9600 NW 7 AV REF INV	N	0683	1	07/04/2003			13	11:19:52	11:19:52	11:19:52	N6271
9600 NW 7 AV REF INV	N	0683	1	07/04/2003			15	11:20:03	11:20:03	11:20:03	N6271

Report: \\s0320267\cognos\cer3\IWRReports\Published\citrixUserQuery\apps\DIspatcl

Date: 08-12-2004

Page 1

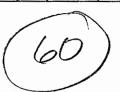


Miami-Dade Police Department Address Query for Events occurring at 9600 NW 7 AV For 2003-01-01 Thru 2003-12-31

Crime Information Warehouse

Detail Filter: Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01" and Dis.Police District Code in ("A", "B", "C", "D", "E", "H", "I", "J", "K', "L", "M", "N", "P", "Q", "R", "ZZ") and Dis.Incident Address contains "9600 NW 7 AV" and Dis.Reporting Agency Code = substring ("030", 1, 3) and Common

Incident Address	Dis	Grid	A O P	Complaint Date	Case Number	Sig Pre		Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit
9600 NW 7 AV/09'D IN ERROR C33	N	0683	1	06/25/2003			15DL	13:23:02	13:23:02	13:23:02	N6216
9600 NW 7 AV/09'D IN ERROR C33	N	0683	1	06/25/2003	·		38DL	13:20:33	13:20:33	13:20:33	N6216
9600 NW 7 AV/26P	N	0683	1	07/07/2003		} :	15	23:24:44	23:24:44	23:24:44	N1509
9600 NW 7 AV/26P	N	0683	1	07/07/2003	}		15	23:24:53	23:24:53	23:24:53	N1504
9600 NW 7 AV/26P	N	0683	1	07/07/2003			15	23:24:56	23:24:56	23:24:56	N1505
9600 NW 7 AV/26P	N	0683	1	07/07/2003			15	23:35:58	23:35:58	23:35:00	N1504
9600 NW 7 AV/26P	N	0683	1	07/07/2003			15∙	23:42:43	23:42:43	23:42:43	N3404
9600 NW 7 AV/B& L AUTO	N	0683	1	07/01/2003	0350911B		34	09:11:17	09:11:36	09:13:00	N2505
9600 NW 7 AV/B&L AUTO CONNECT	N	0683	1	06/11/2003	0311922B	Ì	34	13:33:50	14:20:26	14:31:00	N2308
9600 NW 7 AV/CAR LOT	N	0683	1	07/06/2003	0361757B	1	14	19:07:08	19:07:54	19:07:54	N3308
9600 NW 7 AV/CAR LOT	N	0683	1	07/06/2003		1	15	19:08:33	19:08:33	19:15:43	
9600 NW 7 AV/CAR LOT	N	0683	1	07/06/2003			15	19:17:56	19:17:56	19:21:56	N3303
9600 NW 7 AV/CAR LOT	N	0683	1	07/06/2003			15	19:18:11	19:18:11	19:18:11	N3308
:9600 NW 7 AV	N	0683	1	06/09/2003	0308811B		37	20:48:27	20:50:40	20:50:40	N6273
:9600 NW 7 AV	N	0683	1	06/09/2003			15 ⁻	21:44:39	21:44:39	21:44:39	N6273





Miami-Dade Police Department Summarized Grid Information By Signal For 2002-01-01 Thru 2002-12-31

Crime Information Warehouse

"49" , "50" , "51" , "36" , "37" , "38"

Grid Signal Sig	nal Description Total
0683 13 SPECIAL II	NFORMATION/ASSIGNM 275
14 CONDUCT	INVESTIGATION 617
15 MEET AN	OFFICER 1208
16 D.U.I.	3
17 TRAFFIC A	ACCIDENT 200
18 HIT AND R	37 37
19 TRAFFIC S	STOP 219
20 TRAFFIC I	DETAIL 10
21 LOST OR S	STOLEN TAG 67
22 AUTO THE	FT 125
25 BURGLAR	ALARM RINGING 142
26 BURGLAR	Y 139
27 LARCENY	60
28 VANDALIS	M 43
29 ROBBERY	33
32 ASSAULT	210
33 SEX OFFE	NSE 5
34 DISTURBA	NCE 547
35 INTOXICA	TED PERSON - MYERS / 1
36 MISSING F	PERSON 42
37 SUSPICIO	US VEHICLE 21
38 SUSPICIO	US PERSON 38
39 PRISONER	₹ 116



Miami-Dade Police Department Summarized Grid Information By Signal For 2002-01-01 Thru 2002-12-31

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
0683	41	SICK OR INJURED PERSON	49
	43	BAKER ACT	13
	44	ATTEMPTED SUICIDE	4
	45	DEAD ON ARRIVAL	5
	47	BOMB OR EXPLOSIVE ALERT	3
	49	FIRE	4
	52	NARCOTICS INVESTIGATION	15
	54	FRAUD	24
	55	WEAPONS VIOLATION	2

Total Signals for Grid 0683:

4277

Total Reported: 2920

Total Not Reported: 1357

Total for All Grids: 4277



Miami-Dade Police Department Summarized Grid Information By Signal For 2003-01-01 Thru 2003-12-31

Crime Information Warehouse

Grid	Signal Code	Signal Description	Totai
0683	13	SPECIAL INFORMATION/ASSIGNM	319
	14	CONDUCT INVESTIGATION	606
	15	MEET AN OFFICER	1310
	16	D.U.I.	1
	17	TRAFFIC ACCIDENT	180
,	18	HIT AND RUN	30
	19	TRAFFIC STOP	238
	20	TRAFFIC DETAIL	39
	21	LOST OR STOLEN TAG	39
	22	AUTO THEFT	104
	25	BURGLAR ALARM RINGING	79
	26	BURGLARY	177
	27	LARCENY	56
	28	VANDALISM	52
	29	ROBBERY	31
	30	SHOOTING	3
	32	ASSAULT	259
	33	SEX OFFENSE	12
	34	DISTURBANCE	548
	36	MISSING PERSON	42
	37	SUSPICIOUS VEHICLE	35
	38	SUSPICIOUS PERSON	39
	39	PRISONER	120



Miami-Dade Police Department Summarized Grid Information By Signal For 2003-01-01 Thru 2003-12-31

	and Dis.Complaint Date < 2004-01-01) and (Dis.Gille in (0003)) and ((Dis.olghai Code III (13 , 14 , 15 , 16 , 17 , 10 ,
"19" . "20" . "21" . "22" . "23" . "24" . "25" . "26" . "27" .	' *28" "29" . "30" . "31" . "32" . "33" . "34" . "35" . "36" . "37" . "38" . "	"39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" , "48" , "49" , "50" , "51" .
"EQ" "EQ" "E4" "EE" \ or ('A) ' in ("42" "44"	# #4E# #4E# #47# #40# #40# #20# #24# #22# #22# #24# #2E# #	"26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38",
52 , 53 , 54 , 55) OF (ALL IN (13 , 14	, 15 , 16 , 17 , 18 , 19 , 20 , 21 , 22 , 23 , 24 , 25 ,	26 , 27 , 28 , 29 , 30 , 31 , 32 , 33 , 34 , 35 , 36 , 37 , 38 ,
"39" , "40" , "41" , "42" , "43" , "44" , "45" , "46" , "47" ,	'."48","49","50","51","52","53","54","55")))) and Comm	mon and (Dis.Reporting Agency Code = substring ("030" , 1 , 3))
		(

Grid	Signal Code	Signal Description	Total
0683	41	SICK OR INJURED PERSON	65
	43	BAKER ACT	7
	44	ATTEMPTED SUICIDE	4
	45	DEAD ON ARRIVAL	6
	47	BOMB OR EXPLOSIVE ALERT	1
	49	FIRE	10
	52	NARCOTICS INVESTIGATION	102
	53	ABDUCTION	1
<u>.</u> 1	54	FRAUD	16
	55	WEAPONS VIOLATION	2

Total Signals for Grid 0683:

4533

Total Reported: 3188

Total Not Reported: 1345

Total for All Grids: 4533



MIA...I-DADE POLICE DEPARTMENT Part I and Part II Crimes w/o AOA For Specific Grids From 2002-01-01 Thru 2002-12-31

YEAR: 2002

Crime Information Warehouse

Grid(s): 0683

Band Crimes 2 2 2 2		Total Games
Grid 0683		
090A - MURDER - NONNEG MANSLAUGHTER		1
110A - RAPE		1
110B - SODOMY		2
1200 - ROBBERY		26
130A - AGGRAVATED ASSAULT		33
2200 - BURGLARÝ		47
230A - POCKET PICKING		1
230C - SHOPLIFTING	······································	11
230F - SHOPLIFTING FROM A MOTOR VEHICLE		44
230G - SHOPLIFTING ALL OTHERS	· .	90
2400 - MOTOR VEHICLE THEFT		58
	Grid 0683 TOTAL	314
Total Part I:		314



MIAMI-DADE POLICE DEPARTMENT Part I and Part II Crimes w/o AOA For Specific Grids From 2002-01-01 Thru 2002-12-31

YEAR: 2002

Crime Information Warehouse

Grid(s): 0683

PARTIL Grimes		Total Crimes	
Grid 0683			
2000 - ARSON		1	
130B - SIMPLE ASSAULT		46	
130E - SIMPLE STALKING		2	
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MAN	UF	9	
260A - FRAUD CON/SWINDLE/FALSE PRET.		. 7	
260B - FRAUD CREDIT CARD/ATM		4	
260D - IMPERSONATION		8	
	Grid 0683 TOTAL	77	
Total PARTIL:		77 - 1906 1906 - 1906	

Grand Total:

391

Detail Filter: Ol.Incident From Date Time >= "2002-01-01" and Ol.Incident From Date Time < "2003-01-01" and Ol.Offense.Ucr Code in ('090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230C', '230F', '230F', '230G', '2400', '090C', '130B', '130E', '350B', '5100', '2700', '260B', '260B', '260B', '260B', '260F', '1000', '2000') and (Ol.Reporting Agency Code = substring ("030", 1, 3)) and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and Ol.Grid in ("0683")



MIA...I-DADE POLICE DEPARTMENT Part I and Part II Crimes w/o AOA For Specific Grids From 2003-01-01 Thru 2003-12-31

YEAR: 2003

Crime Information Warehouse

Grid(s): 0683

Bad I Crimes		e Tobl Games was seen
Grid 0683	(SEE) MARIEMANN (MICH. CO. VI. N. MICHAEL MARIEMAN —— POLICE N. JOSEPH MER SELVER SERVERE (MICHAEL M. 1973).	
110A - RAPE		2
110B - SODOMY	***************************************	4
110C - FONDLING		2
1200 - ROBBERY		27
130A - AGGRAVATED ASSAULT		36
2200 - BURGLARY		68
230B - PURSE SNATCHING		1 .
230C - SHOPLIFTING		9
230F - SHOPLIFTING FROM A MOTOR VEHICLE		63
230G - SHOPLIFTING ALL OTHERS		77
2400 - MOTOR VEHICLE THEFT		40
	Grid 0683 TOTAL	329
Total Part I:		329



MIAMI-DADE POLICE DEPARTMENT Part I and Part II Crimes w/o AOA For Specific Grids From 2003-01-01 Thru 2003-12-31

YEAR: 2003

Crime Information Warehouse

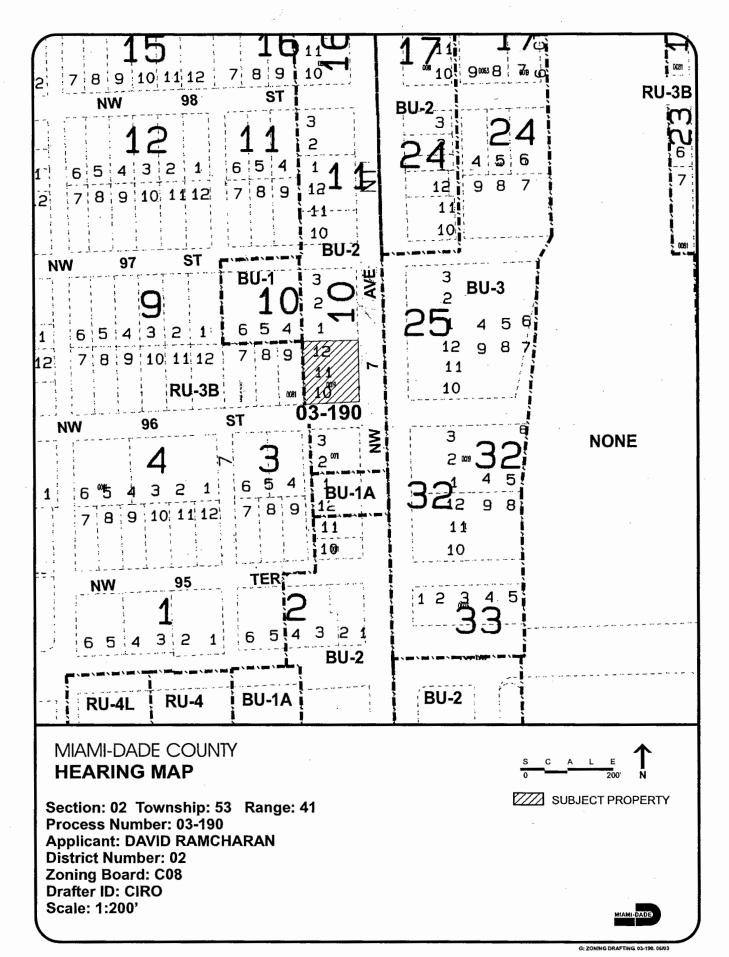
Grid(s): 0683

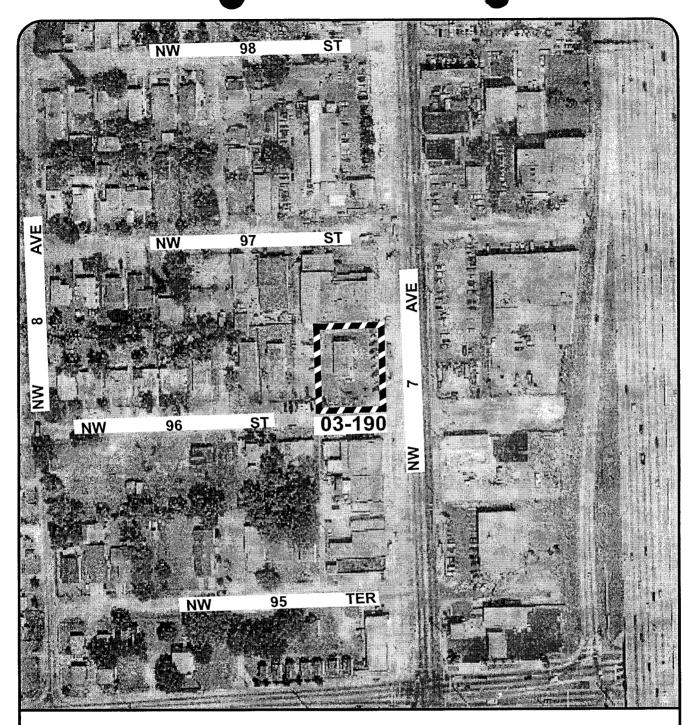
PARTIL Crimes	Total Erimes	
Grid 0683		
1000 - KIDNAPPING - ABDUCTION	1	
2000 - ARSON	1	
130B - SIMPLE ASSAULT	68	
130E - SIMPLE STALKING	1	
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	62	
350B - ILLEGAL DRUG EQUIPMENT	1	
260A - FRAUD CON/SWINDLE/FALSE PRET.	4	
260B - FRAUD CREDIT CARD/ATM	4	
260D - IMPERSONATION	8	
Grid 0683 TOTAL	150	
Total PARTIU:	150	

Grand Total:

479

Detail Filter: Ol.Incident From Date Time >= "2003-01-01" and Ol.Incident From Date Time < "2004-01-01" and Ol.Offense.Ucr Code in ('090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230C', '230F', '230G', '2400', '090C', '130B', '130E', '350B', '350B', '5100', '2700', '260B', '





MIAMI-DADE COUNTY

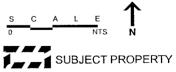
AERIAL

Section: 02 Township: 53 Range: 41

Process Number: 03-190

Applicant: DAVID RAMCHARAN

District Number: 02 Zoning Board: C08 Drafter ID: CIRO Scale: NTS





1. DEVON RAMCHARAN (Applicant)

03-9-CZ8-5 (03-190) Area 8/District 2 Hearing Date: 9/30/04

Property O	wher (if different from applic	cant) <u>Same.</u>		
	n option to purchase □ / I quest? Yes □ No ☑	ease the property pred	dicated on the	approval of the
Disclosure	of interest form attached?	Yes □ No ☑		
	Previous Zor	ning Hearings on the Pro	perty:	
Year	Applicant	Request	Board	Decision
	*			NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

MIAMI-DADE COUNTY COMMULY ZONING APPEALS BOAK AREA 8 MOTION SLIP

APPLICANT'S NAME: DEVON RAI	MCHARAN			
REPRESENTATIVE(S):				
HEARING NUMBER	HEARING DATE	RES	OLUTION	NUMBER
03-9-CZ8-5 (03-190)	September 17, 2003	C	ZAB8-	-03
DEPT. REC: Deferral				
7. T. T. T. C		•		•
MOTION:	 		 	
WITHDRAW: APPLICAT	ION ITEMS			
ਕ	ELY D TO: 11/19/0	· .	•	_
DEFER: LINDEFINITI	ELY L TO: 11/19/0.	<u>></u>	With Le	ave To Ame
		•	• .	٠
_ DENY: _ WITH PRE	JUDICE WITHOUT PRE	JUDICE		
ACCEPT PROFFERED COVE	NANT ACCEPT REVISE	D PLANS		
APPROVE: PER REQUI	EST PER DEPARTME	NT \square	PER D.I.	C.
— WITHSID.	CONDITIONS			
OTHER:) ue to an	error in the lea	nal Ac	1.	
			· 	
		·	•	
TITLE	M/S NAME	YES	NO A	SENT
MADAME VICE-CHAIR	Winifred C. BEACHAM	V		
MS.	M Bertha M. CARSWELL	1	E	
MS.	Kerly CILELI			
MR.	S Arthemon JOHNSON(C.A.)	1/		
MR.	Fredericke Alan MORLEY			
MS.	Margaret RUDOLPH			V
CHAIRMAN	Billy HESTER			./

COUNTY ATTORNEY: Dennis Kerbel

EXHIBITS: YES VNO

2

MIAMI-DADE COUNTY COMMUNI - ZONING APPEALS BOARD - AREA 8 MOTION SLIP

HEARING NUMBER 03-9-CZ8-5 (03-190) DEPT. REC:	HEARING DATE November 19, 2003	RESC	DLUTION NUI	
03-9-CZ8-5 (03-190)				MBER
	November 19, 2003	C	7400	
DEPT. REC:			ZAB8	03
MOTION:				
☐ WITHDRAW: ☐ APPLICATION	N ITEMS			
DEFER: INDEFINITEL	Y 🗹 то: 1/27/оч	<u>_</u>	W/Leave To	Amend
DENY: WITH PREJU	JDICE WITHOUT PRE	JUDICE	At appli expense	Cant's
ACCEPT PROFFERED COVENA	ANT ACCEPT REVISE	D PLANS		
APPROVE: PER REQUES		NT 🔲	PER D.I.C.	
☐ OTHER: Jo readuer	tise to show a	request	for a n	on-
use variance of lot a	weg and any other	non-use	varianc	es 70
address the new ordina				
				1
TITLE M/	S NAME	YES	NO ABSENT	
MS.	Winifred C. BEACHAM		V	j .
Ms. 5	Bertha M. CARSWELL	V		
MS.	Kerly CILELI	V		
MR.	Billy HESTER	V		
MR.	Arthemon JOHNSON (C./	۹.)	V,	
MADAME VICE-CHAIR	Margaret RUDOLPH		/	
CHAIRMAN	Fredericke Alan MORLEY			

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS

APPLICANT: Devon Ramcharan PH: Z03-190 (03-9-CZ8-5)

SECTION: 2-53-41 **DATE:** September 30, 2004

COMMISSION DISTRICT: 2 ITEM NO.: 1

A. INTRODUCTION

• REQUESTS:

Devon Ramcharan is appealing the decision of Community Zoning Appeals Board #8 which denied the following:

- 1. BU-2 to BU-3
- 2. Applicant is requesting to permit a lot area of 0.35 acre for used car sales and repairs (1 acre required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

o **SUMMARY OF REQUESTS:**

The applicant is appealing the decision of Community Zoning Appeals Board No. 8 which, on January 27, 2004, denied without prejudice requests which would allow the applicant to change the zoning on the property from BU-2, Special Business District, to BU-3, Liberal Business District, and to allow a used car business on a lot with less lot area than required.

o LOCATION:

The northwest corner of N.W. 96 Street & N.W. 7 Avenue, A.K.A. 9600 N.W. 7 Avenue, Miami-Dade County, Florida.

o **SIZE:** 140' x 110'

o IMPACT:

The approval of this application will enable more intensive business uses on the property than are currently permitted.

B. **ZONING HEARINGS HISTORY**: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

- The Adopted 2005 and 2015 Land Use Plan designates the subject property as being 1. within the Urban Development Boundary for business and office. This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, commercial and professional offices. hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. These uses may occur in self-contained centers, hi-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on local factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise and traffic, and in most wellfield protection areas uses are prohibited that involve the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code.
- 2. Uses and Zoning Not Specifically Depicted on the LUP Map. Within each map category numerous land uses, zoning classifications and housing types may occur. Many existing uses and zoning classifications are not specifically depicted on the Plan map. This is due largely to the scale and appropriate specificity of the countywide LUP map, graphic limitations, and provisions for a variety of uses to occur in each LUP map category. In general, 5 acres is the smallest site depicted on the LUP map, and smaller existing sites are not shown. All existing lawful uses and zoning are deemed to be consistent with this Plan unless such a use or zoning (a) is found through a subsequent planning study, as provided in Land Use Policy 4E, to be inconsistent with the criteria set forth below; and (b) the implementation of such a finding will not result in a temporary or permanent taking or in the abrogation of vested rights as determined by the Code of Miami-Dade County, Florida (Land Use Element, page I-62).

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

BU-2; used car lot and heavy truck and equipment storage

Business and Office

Surrounding Properties:

NORTH: BU-2; vacant building

Business and Office

SOUTH: BU-2; plumbing supply company

Business and Office

Devon Ramcharan Z03-190 Page 3

EAST: BU-3; paint and body shop Business and Office

WEST: RU-3B; duplex residences Residential, low to medium

density, 5 to 13 dua

The subject property is located on the west side of N.W. 7 Avenue, immediately north of N.W. 96 Street. A used car and truck sales business is on the subject site. On inspection, staff observed used automobiles for sale, as well as the storage of tow trucks and the tractor portions of tractor trailer trucks. Several dismantled vehicles on the property and plumbing supplies were stored on the rear of the property. A plumbing supply company is located to the south, on the south side of N.W. 96 Street. A paint and body shop is located to the east, on the east side of N.W. 7 Avenue. A vacant commercial building is located to the immediate north and duplex residences are located to the immediate west.

E. SITE AND BUILDINGS:

Site Plan Review:

Scale/Utilization of Site: Unacceptable

Location of Buildings: N/A

Compatibility: Unacceptable

Landscape Treatment: N/A
Open Space: N/A
Buffering: N/A

Access: Acceptable

Parking Layout/Circulation:
Visibility/Visual Screening:
N/A
Energy Considerations:
N/A
Roof Installations:
N/A
Service Areas:
N/A
Signage:
Urban Design:
N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **District Boundary Changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

Section 33-311(A)(16). Alternative Site Development Option for Buildings and Structures in the BU Zoning Districts. This subsection provides for the establishment of an alternative site development option, after public hearing, for buildings and structures permitted by the underlying district regulations, except residential buildings and structures and religious facilities, in the BU-1, BU-1A, BU-2, and BU-3 zoning districts, in accordance with the standards established by this section. In considering any application for approval hereunder, the Community Zoning Appeals Board shall consider the same subject to approval of a site plan or such other plans as necessary to demonstrate compliance with the standards herein.

Section 33-311. Alternative Development Option Standards of Lot Area in BU-3 zoning.

- (f) An alternative lot area and frontage shall be approved upon demonstration of at least one of the following:
 - (1) the proposed lot area and frontage shall permit the development or redevelopment of a structure(s) on a lot, parcel or tract of land where such structure(s) would not otherwise be permitted by the underlying district regulations due to the size or configuration of the parcel proposed for alternative development, provided that:
 - (A) the lot, parcel or tract is under lawful separate ownership from any contiguous property; and
 - (B) the proposed alternative development will not result in the further subdivision of land; and
 - (C) the size and dimensions of the lot, parcel or tract are sufficient to provide all setbacks required by the underlying district regulations; and
 - (D) the area of the lot, parcel or tract is not less than ninety percent (90%) of the minimum lot area required by the underlying district regulations; and
 - (E) the proposed alternative development does not result in an obvious departure from the aesthetic character of the immediate vicinity; and
 - (F) the lot, parcel or tract proposed for alternative development does not adjoin or lie adjacent to a discordant use; and
 - (G) the frontage dimension of the lot, parcel or tract is not less than ninety percent (90%) of the minimum frontage required by the applicable district regulations, except that the frontage dimension of a flag-lot, parcel or tract shall be permitted to be reduced to the minimum width necessary to allow vehicular access as determined by the County; and
 - (H) the resultant frontage dimension of the lot, parcel or tract provides vehicular ingress and egress to all resulting lots, parcels or tracts, including on-site access to emergency equipment.

- (2) the proposed alternative development results in landscaped open space, community design, amenities or preservation of natural resources that enhances the function or aesthetic character of the immediate vicinity in a manner not otherwise achievable through application of the applicable district regulations, provided that:
 - (A) the number of lots of the proposed alternative development does not exceed that normally permitted by the lot area dimensions of the underlying district regulations; and
 - (B) the size and dimensions of each lot, parcel or tract in the proposed alternative development are sufficient to provide all setbacks required by the underlying district regulations, or, if applicable, any prior zoning actions for similar uses issued prior to the effective date of this ordinance (May 2, 2003); and
 - (C) the area of each lot, parcel or tract is not less than eighty percent (80%) of the area required by the applicable district regulations; and
 - (D) the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and
 - (E) the lot, parcel or tract proposed for alternative development does not adjoin or lie adjacent to a discordant use; and
 - (F) the resultant frontage of the lot, parcel or tract provides vehicular ingress and egress to all resulting lots, parcels or tracts, including on-site access to emergency equipment.
- (3) the proposed lot area and frontage is such that:
 - (A) the proposed alternative development will not result in the creation of more than two (2) lots, parcels or tracts; and
 - (B) the size and dimensions of each lot, parcel or tract are sufficient to provide all setbacks required by the applicable district regulations; and
 - (C) no lot area shall be less than the smaller of:
 - (i) ninety percent (90%) of the lot area required by the applicable district regulations; or
 - (ii) the average area of the developed lots, parcels or tracts in the immediate vicinity within the same zoning district; and
 - (D) the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and
 - (E) the parcel proposed for alternative development does not adjoin or lie adjacent to a discordant use; and

(F) the resultant frontage provides vehicular ingress and egress to all resulting lots, parcels or tracts, including on-site access to emergency equipment.

Section 33-311 (A)(4)(b). Non-use variances from other than airport regulations: Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.

Section 33-311(A)(4)(c). Alternative non-use variance standard. Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances from the terms of the zoning regulations the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

G. NEIGHBORHOOD SERVICES:

DERM
Public Works
Parks
No objection
MDTA
No objection
Fire Rescue
Police
Schools
No objection
No objection
No objection
No objection
No objection
No objection
No comments

H. ANALYSIS:

The applicant is appealing the decision of Community Zoning Appeals Board No. 8 which denied this application without prejudice on January 27, 2004 by a vote of 4-0. In the Petition of Appeal, the applicant has stated that the requested district boundary change, with a proffered covenant, is consistent and compatible with other approvals and uses in the area and that the non-use variance for lot area can be approved under section §33-311(A)(4)(b). The property is located at 9600 N.W. 7 Avenue, Miami-Dade County, Florida.

The Department of Environmental Resources Management (**DERM**) has **no objection** to this application. The Public Works Department has stated that an additional 25' radius return must be dedicated at the intersection of N.W. 96 Street and N.W. 7 Avenue. The **Public Works Department** has **no objection** to this application and has stated that the

Devon Ramcharan Z03-190 Page 7

applicant must dedicate a 25' radius return at the intersection of N.W. 96 Street and N.W. 7 Avenue.

The subject property is occupied with a used car and truck business, which is not permitted in the BU-2 zone. The subject business is decorated with flags and pennants. Staff noted on inspection that there were several dismantled vehicles on the property, and stored tractor trailer trucks, tow trucks, and plumbing supplies.

The requested BU-3, Liberal Business District, is not characteristic of the area where the subject property is located. Though some use variances to permit specific BU-3 uses have been granted in the vicinity, no properties zoned BU-3 exist within the subject block face or anywhere within the north half of this square mile section on the west side of N.W. 7 Avenue. Two (2) BU-3 zoned parcels, with areas of approximately 1.9 acres and 8.67 acres, exist within the southern half of this section, on the west side of N.W., between approximately N.W. 93 Street and N.W. 87 Street. Public Hearing approvals have been granted for a radiator repair garage, and an automobile service facility in the vicinity of the subject property. A mechanical garage was approved in connection with a new car agency on a parcel which abuts the subject property to the north. Two (2) used car lots were also approved in the overall vicinity of the subject property. One such approval (Resolution CZAB-813-98) took place in 1998 on a 0.32 acre parcel which is located at 9920 N.W. 7 Avenue. The other (4-ZAB-16-69) took place in 1969 on a parcel of approximately 1.15 acres which is located at the northwest corner of N.W. 7 Avenue and Little River Drive, which is approximately N.W. 88 Street. All of the aforementioned approvals are on the west side of N.W. 7 Avenue. A paint and body shop is located to the east of the subject property, on the east side of N.W. 7 Avenue as well as BU-3 zoned property.

Staff notes that the Board of County Commissioners (BCC) directed the County Manager to conduct a study of used car lots along major roadway corridors within the boundaries of Commission District 2, where the subject property is located. The study, dated June 3, 2003, reported on the number, average size, and percentage of used car lots in each commission district, and found that of the 183 used car lots in unincorporated Miami-Dade County since 1990, 94 of the 183, or 51% of the total, were located within the boundaries of Commission District 2. The report recognized that the high percentage of used car lots in Commission District 2 represents an over concentration of such uses and that 26% of the used car lots in Commission District 2 are located on lots with less than 10,000 square feet (0.23 acre) of lot area and 19% are located on lots with less than 15,000 square feet (0.34 acre) of lot area. The report analyzed the lot size requirements for used car lots as permitted in the BU-3 and IU-1 districts and noted that Code Amendments in 1996 and 2001 increased the minimum lot area required for these uses in the IU-1 districts as a measure to control the number and siting of same. Ordinance No. 03-238, which became effective on November 14, 2003, requires that the sales of cars and trucks in the BU-3 district be conducted on sites consisting of at least one (1) net acre, in addition to requirements pertaining to landscaping, siting in relation to types of roadways, the use of attention attracting devices, outdoor lighting, test driving, and outdoor paging and speaker systems. Request #2 will allow the used auto sales business on a lot with an area of 0.35 acres in lieu of the 1 acre required by the Ordinance.

An Alternative Site Development Option (ASDO) of lot area requirements may be approved upon demonstration of compliance with at least one (1) of three (3) options.

Request #2 of this application does not comply with Option 1 in that the subject property must not be less than 90% of the minimum lot area required by the underlying zoning regulations. The subject 0.35 acre parcel has a lot area which is only 35% of the minimum lot area required by the underlying district regulations. Furthermore, the subject property must not adjoin or lie adjacent to a discordant use, such as land which has a different zoning district prefix. The RU-3B, Bungalow Court District zoned land which abuts the subject property to the west is developed with duplex residences. This application does not comply with Option 2 in that Option 2 requires that the subject property in this instance have an area of not less than 0.8 acre and that said property not adjoin or lie next a discordant use. This application does not comply with Option 3 in that the subject property must not be less than 90% of the minimum lot area required by the underlying zoning regulations, or not less than the average area of the developed lots within the immediate vicinity within the same zoning district, and must not adjoin or lie adjacent to a discordant use. The average size of the aforementioned two (2) BU-3 zoned parcels on the west side of N.W. 7 avenue in this section is 5.29 acres, which is substantially larger than the 0.35 acre lot area of the subject property. As such, this application does not comply with any of the three (3) standards for approval under the Alternative Site Development Option for Buildings and Structures in the BU Zoning Districts (Section 33-311 (A) (16).

When analyzed under Section 33-311 (A)(4)(b), the non-use variance standard, the proposed lot area does not maintain the basic intent and purpose of the zoning code. Allowing a used auto and truck business on this substandard site could generate similar requests which would negatively impact this BU-2 zoned corridor. When analyzed under section 33-311(A)(4)(c), the alternative non-use variance standards, staff is of the opinion that this application does not meet the unnecessary zoning hardship criteria and cannot be approved under the alternative non-use variance standard since the property can be utilized in accordance with the existing zoning district. The proposed BU-3 zoning is consistent with the Land Use Plan (LUP) Map's business and office designation. However, said zoning would be incompatible with the surrounding area which is zoned BU-2 along the majority of this business zoned corridor. The CDMP states that existing zoning and uses are consistent with the CDMP. The CZAB-8's decision to deny this application and retain the existing zoning on the property is consistent with the CDMP and staff concurs with same.

I. RECOMMENDATION:

Denial without prejudice of the appeal and of the application.

J. CONDITIONS: None.

DATE INSPECTED:

08/22/03; 9/21/04

DATE TYPED:

08/22/03

DATE REVISED:

10/21/03, 11/07/03, 11/14/03, 01/02/04, 01/13/04, 09/15/04, 09/17/04,

09/21/04

DATE FINALIZED:

09/22/04

DO'QW:AJT:MTF:DBM

Diane O'Quinn Williams, Director Miami-Dade County Department of

Planning and Zoning



MEMORANDUM



TO:

Diane O' Quinn-Williams, Director

artment of Planning and Zoning

DATE: September 12, 2003

Department of Planning and

SUBJECT:

C-08 #Z2003000190-Revised

Devon Ramcharan

NWC NW 96th Street and NW 7th

Avenue

DBC from BU-2 to BU-3

(BU-2) (1/3 Ac.)

02-53-41

MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
PT. OF PLANNING & ZONING

SEP 19 2003

FROM: Alyce

Alyce M. Robertson, Assistant Director Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply and Wastewater Disposal:

Public water and public sanitary sewers can be made available to this property. Therefore, DERM will require connection to the public water supply and public sanitary sewer systems.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

C-08 #Z2003000190-Revised

Devon Ramcharan

Page 2

A No-Notice General Environmental Resource Permit from DERM shall be required for the drainage system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Hazardous Materials Management:

Due to the nature of activities inherent to the requested land use, the applicant will be required to obtain DERM approval for management practices to control the potential discharge and spillage of pollutants associated with the proposed land use, including but not limited to, the following:

- All hazardous materials and hazardous waste shall be provided with secondary containment capable of holding 110% of the largest container stored and protected from rainwater intrusion.
- 2. The applicant shall obtain the required Pollution Control Annual Operating Permit.
- All liquid waste generating activities, such as mechanical repairs or maintenance and dismantling, shall be conducted on an impervious (i.e. concrete) indoor area designed to prevent any liquids to flow outside of work area.

The Industrial Facilities Section of DERM should be contacted for further information on required management practices for the proposed land use.

Operating Permits:

Section 24-35.1 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant should be advised that due to the nature of activities inherent to the proposed land use, as well of some others that would be permitted under the proposed zoning classification, operating permits from DERM will be required. It is therefore suggested that the applicant contact DERM concerning operating requirements.

Fuel Storage Facilities:

Section 24-12.2 of the Code outlines regulations for any proposed or existing underground storage facilities. The regulations provide design, permitting, installation, modification, repair, replacement and continuing operation requirements and criteria. In addition, monitoring devices, inventory control practices and pressure testing of fuel storage tanks is required. The Storage Tank Section of DERM should be contacted for permitting requirements in this regard, if any fuel storage facility is requested.

C-08 #Z2003000190-Revised

Devon Ramcharan

Page 3

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Enforcement History:

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Devon Ramcharan

This Department has no objections to this application.

Driveways to NW 7 Ave. must meet current F.D.O.T. access management requirements; contact the district office at 305-470-5367 for driveway and drainage permits.

The applicant must dedicate the 25 foot radius return at the intersection of NW 96 St. and NW 7 Ave.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This project meets traffic concurrency because it lies within the urban infill area where traffic concurrency does not apply.

Raul A. Pino, P.L.S.

Date SEP. 03 2003



MIAMI-DADE FIRE RESCUE Planning & Capital Improvements Bureau ZONING COMMENTS

Hearing Number: _	203-190			
	∫Yes ☐ No		Request:	
Location: NE	car of	NW 96	th St + NW 7th A	Æ.
Recommendation:	Approved Approved with Approved with Denial Defer to DIC co	no change fro	pm previous submittal	•
Estimated number of	f alarms genera	ted annually t	by application:	·
If there is an impact			ity:	
Station District	30 Grid	0685	DU/SF	Occupancy Type
Impact of additional	calls on closest	station: 🖳	No Impact	
			Minimal Impact	
			Moderate Impact	
			Severe Impact	
Planned Service to	Vitigate:			
Service			Location	Year to be Completed
☐ None				
NO ALI RES UPO	CONSTITUTE SCUE FIRE WA	MUST BE TER & ENGI EW, SITE PL	E IMPACT AND SERVICE AVAIL SITE PLAN APPROVAL. REVIEWED AND APPROVED B NEERING BUREAU LOCATED A ANS MAY NEED MODIFICATION Phone: (786) 331-4542	Y THE MIAMI-DADE FIRE I 11805 SW 26 ST. BASED I TO COMPLY WITH LIFE-

PETITION OF APPEAL FROM DECISION OF MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY AMOUNT OF FEE	
DATE HEARD: 1 127/04 BY CZAB # C - 8 DATE RECEIVED STAMP This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must	
BY CZAB #C	
BY CZAB #	
This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must	
This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must	
and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must	
and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must	
7 7 100 (53 1 070)	
RE: Hearing No. 203-190 (03-9-CZ8-5)	
Filed in the name of (Applicant) DEVON RAMCHARAN	
Name of Appellant, if other than applicant	
Address/Location of APPELLANT'S property: 9600 N.W. 7th AVENUE	
MIAMI , FLORIDA	
Application, or part of Application being Appealed (Explanation): APPLICATION IN ITS ENTIRET	4
Appellant (name): DEVON RAMCHARAN	
hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows: (State in brief and concise language)	. •
Requested district boundary change, with professed errenant	
is consistent and competible with other opprovals and uses	
in the area. Non-use variance for lot area can be approved	
Page 1 under Section 33-311(+)(4)(5).	

APPELLANT I	MUST SIGN THIS PAGE
Date: 17 day of FERWARY	_, year: 200
Signe	
	DEVON RAMCHARAN
$(x_1,x_2)^{\frac{1}{2}}$	Print Name
	8561 SOUTHAMPTON DRIVE, MIRAMAR FE &
(905)796-3459 Phone Fax
REPRESENTATIVE'S AFFIDAVIT	
If you are filing as representative of an association or other entity, so indicate:	DEVON RAMCHARAN Representing
	Representing Policy A NI Obello
	Signature
	ROBERT W. HOLLAND
	Print Name
	5955 N.E 4th Court Address
	•
	M14m. Fz. 3313'7 City State Zip
	(305) 751-8800
	Telephone Number
Subscribed and Sworn to before me on the	17 day of the wear 2004
	The state of the s
	Notary Public
	(stamp/seal)
well little	
IVETTE FROMETA MY COMMISSION # DD 123167 EXPIRES: June 9, 2006 Bonded Thru Notary Public Underwriters	Commission expires:

Page 2

APPELLANT'S AFFIDAVIT OF STANDING (must be signed by each Appellant)

IVETTÉ FROMÉTA
MY COMMISSION # DD 123167
EXPIRES: June 9, 2006
Bonded Thru Notary Public Underwriters

RESOLUTION NO. CZAB8-1-04

WHEREAS, DEVON RAMCHARAN applied for the following:

- (1) BU-2 To BU-3
- (2) Applicant is requesting to permit a lot area of 0.35 acre for used car sales and repairs (1 acre required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

SUBJECT PROPERTY: That portion of alley lying east and adjacent to Lot 9, bounded by the north of the north line of Lot 9, extended east, bounded by the south on the south line of Lot 9 extended east, bounded on the east by the west line of Lots 10-12 in Block 10 of PINEWOOD PARK, Plat book 6, Page 42 and all of Lots 10-12, Block 10 of PINEWOOD PARK, Plat book 6, Page 42, less the east 40' thereof for road right-of-way.

LOCATION: The Northwest Corner of N.W. 96 Street & N.W. 7 Avenue; AKA 9600 N.W. 7 Avenue, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals
Board 8 was advertised and held, as required by law, and all interested parties concerned in
the matter were given an opportunity to be heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to BU-3 would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and that the request to permit a lot area of 0.35 acre for used car sales and repairs would not meet the standards of the alternative site development option zoning regulation, and would not promote the objectives of creative urban design, infill development and redevelopment and/or preservation and enhancement of property values, and would contravene the public interest standards enumerated in such regulation, with the

result that the public interest would not be served by the underlying zoning district regulations and the that the CDMP would not be commensurately served, and

WHEREAS, a motion to deny Items #1 & 2 without prejudice was offered by Arthemon Johnson, seconded by Winifred C. Beacham, and upon a poll of the members present the vote was as follows:

Winifred C. Beacham
Bertha M. Carswell
Korly Ciloli

aye absent

Billy Hester Arthemon Johnson aye aye

absent-

Margaret Rudolph

absent

Fredricke Alan Morley

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County

Community Zoning Appeals Board 8, that the requested district boundary change to BU-3 be and the same is hereby denied.

BE IT FURTHER RESOLVED that the request to permit a lot area of 0.35 acre for used car sales and repairs be and the same is hereby denied without prejudice.

The Director is hereby authorized to make the notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this day of January 27, 2004.

Hearing No. 03-9-CZ8-5 ej

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 8, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB8-1-04 adopted by said Community Zoning Appeals Board at its meeting held on the 27th day of January, 2004.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 9th day of February, 2004.

Earl Jones, Deputy Clerk (3230)

Miami-Dade County Department of Planning and Zoning

SEAL



MEMORANDUM

CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
DADE COUNTY, FLORIDS

Amended
Agenda Item No. 6(C)

(Second Reading 11-4-03)

DATE:

September 9, 2003

Hon. Chairperson and Members

Board of County Commissioners

Robert A. Ginsburg

County Attorney

RAG/jls

FROM:

SUBJECT: (

Ordinance modifying

requirements for new and/or used auto and truck sales

0#03-238

The accompanying ordinance was prepared and placed on the agenda at the request of Commissioner Dorrin D. Rolle.

Robert A. Ginsburg

County Attorney



TO: Honorable Chairperson and Members

Board of County Commissioners

DATE:

November 4, 2003

SUBJECT:

Ordinance modifying

requirements for new and/or

used auto and truck sales

FROM: George M. Brown County Manager

The proposed ordinance modifying requirements for new and/or used auto and truck sales, repairs, services and facilities in the BU-3 business district will have no fiscal impact on Miami-Dade County.

MEMORANDUM

(Revised)

_	_	
т	1)	•
1	v	

Hon. Chairperson Barbara Carey-Shuler, Ed.D. and Members, Board of County Commissioners

DATE:

November 4, 2003

FROM: Robert A. Ginsburg

County Attorney

Amended

SUBJECT: Agenda Item No. 6(C)

"4-Day Rule" ("3-Day Rul	e" for committees) ap	plicable if r	aised
6 weeks required between			
4 weeks notification to mu hearing	nicipal officials requir	ed prior to	public
 Decreases revenues or incl	reases expenditures w	thout balar	icing budget
Budget required			
Statement of fiscal impact	required		
Bid waiver requiring Cou	nty Manager's writter	recommen	dation
Ordinance creating a new report for public hearing		ed County 1	Manager's
 Housekeeping item (no po	licy decision required)	
No committee review			

Approved	Mayo	ŗ	ended
Veto	<u></u>		Agenda Item No. 6 (C
Override			11-4-03

ORDINANCE NO. 03-238

ORDINANCE PERTAINING TO ZONING; MODIFYING REQUIREMENTS FOR ANY NEW AND/OR USED AUTO AND TRUCK SALES, REPAIRS, SERVICES AND FACILITIES IN BU-3 LIBERAL BUSINESS DISTRICT; AMENDING SECTION 33-255 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA:

Section 1. Section 33-255 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows¹:

Sec. 33-255. Uses permitted.

No land, body of water and/or structure in the BU-3 District shall be used or permitted to be used, and no structure shall be hereafter erected, constructed, arranged or intended to be used, occupied or maintained for any purpose, unless otherwise provided for, excepting for one (1) or more of the following uses:

- (3) Automobile and truck services and facilities including:
 - (a) Open lot car >> and truck << sales, >> new and or used, including as ancillary uses, automobile repairs, body and top work and painting, provided that no more than fifteen (15) percent of the gross building area is devoted to such ancillary uses, and subject to the following conditions:
 - (1) That a continuous, densely planted greenbelt of not less than fifteen (15) feet in width, penetrated only at points approved by the

Words stricken through and/or [[double bracketed]] shall be deleted. Words underscored and/or >>double arrowed<< constitute the amendment proposed. Remaining provisions are now in effect and remain unchanged.

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Directors of the Planning and Zoning and Public Works
Departments for ingress and egress to the property, shall be
provided along all property lines abutting public rights-of-way or
properties zoned residential. Said greenbelt shall have shade trees
planted at a maximum spacing of thirty (30) feet on center and a
hedge of a minimum of six (6) feet in height abutting residentially
zoned property and a minimum of three (3) feet in height abutting
public rights-of-way. The shade trees shall have a minimum caliper
of two and one-half (2 1/2) inches at time of planting.

- (2) A minimum of twenty (20) percent of the net lot area of the site shall be developed as landscaped open space.
- (3) That such uses be located only on major access roads, including major roadways (three (3) or more lanes) and frontage roadways serving limited access highways and expressways.
- (4) That such uses be conducted on sites consisting of at least one (1) net acre.
- (5) That attention attracting devices, such as blinking or flashing lights, streamer lights, pennants, banners, streamers and all fluttering, spinning advertising devices (either mobile or stationary) are prohibited, except as permitted under point of sale sign regulations.
- (6) That outdoor lighting shall be designed to avoid spilling beyond the site boundaries.
- (7) That no vehicular test drives shall be conducted on residential local traffic streets (fifty-foot right-of-way or less).
- (8) That the applicant obtains a certificate of use, which shall be automatically renewable yearly upon compliance with all terms and conditions.
- (9) All outdoor paging or speaker systems are expressly prohibited.

 This provision (9) shall also apply to all establishments in existence as of September 10, 1996.<<
- (b) Open lot car rental.
- (c) Automobile parts, secondhand from store building only.
- (d) Automobile body and top work and painting.

nended ...genda Item No. 6 (C) Page 3

(14) Garage or mechanical service,* >> including automobile repairs, body and top work and painting.<< All outdoor paging or speaker systems are expressly prohibited. This provision shall also apply to all establishments in existence as of [[the effective date of this ordinance]] >> September 10, 1996.<<

*NOTE: Provided no such establishment is located within five hundred (500) feet of any RU or EU District except after approval after public hearing. Provided, that, this spacing limitation shall be two hundred fifty (250) feet if the use is confined within a building and an exterior wall or walls of the building located on the establishment is not penetrated with any openings directly facing the RU or EU District. It is further provided that, except for exterior uses, such distances shall be measured from the closest point of the subject use in the building to the RU or EU District. In connection with exterior uses, the distance of five hundred (500) feet shall be measured from the closest point of the IU District to the RU or EU District. For purposes of establishing such distances, the applicant for such use shall furnish a certified survey from a registered surveyor, which shall indicate such distances. In case of dispute, the measurement scaled by the Director of the Department of Planning and Zoning shall govern.

Section 2. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

Section 3. It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this ordinance, including any sunset provision, shall become and be made a part of the Code of Miami-Dade County, Florida. The sections of this ordinance may be renumbered or relettered to accomplish such intention, and the word "ordinance" may be changed to "section," "article," or other appropriate word.

Section 4. This ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

Agenda Item No. 6 (C) Page 4

This ordinance does not contain a sunset provision. Section 5.

NOV 0 4 2003 PASSED AND ADOPTED:

Approved by County Attorney as to form and legal sufficiency:

Prepared by:

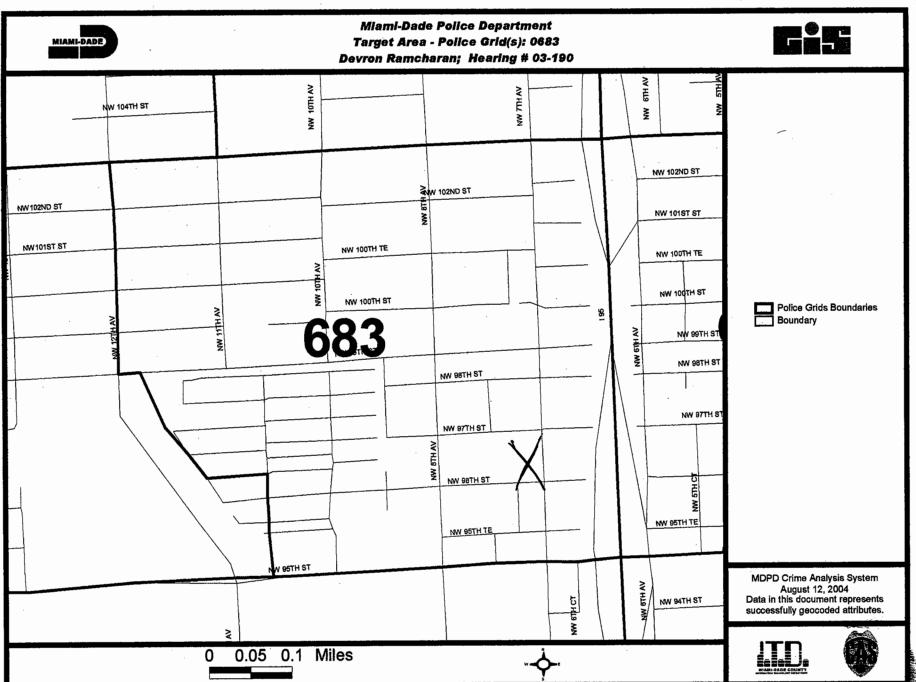
Craig H. Coller

Sponsored by Commissioner Dorrin D. Rolle

TEAM METRO NORTHSIDE OFFICE

ENFORCEMENT HISTORY

DEVON RA	AMCHARAN	THE NORTHWEST CORNER OF NW 7 AVE & NW 96 ST; AKA 9600 NW 7 AVENUE, MIAMI- DADE COUNTY, FLORIDA
APPLICANT		ADDRESS
		03-190
DATE		HEARING NUMBER
CURRENT E	NFORCEMENT HISTORY:	
CASE # 200	404003614	
8-16-2004	Compliance Officer observed vehicle rand cars at rear of property.	epairs, body work, truck sales, junk trucks
8-17-2004	Officer research shows no occupationa pending hearing.	l license on record. Enforcement action
9-16-2004	Warning letter issued to property for ju	ink vehicles, junk car parts, and debris.





Miami-Dade Police Department Address Query for Events occurring at 9600 NW 7 AV For 2002-01-01 Thru 2002-12-31

Crime Information Warehouse

Detail Filter: Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01" and Dis.Police District Code in ("A", "B", "C", "D", "E", "H", "I", "J", "K", "L", "M", "N", "P", "Q", "R", "ZZ") and Dis.Incident Address contains "9600 NW 7 AV" and Dis.Reporting Agency Code = substring ("030", 1, 3) and Common

Incident Address	Dis	Grid	A O P	Complaint Date	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit
9600 NW 7 AV	N	0683	1	01/22/2002	0041419A		21	11:14:00	11:14:00	11:14:00	
9600 NW 7 AV	N	0683	1	03/13/2002	0140092A		34	15:44:00	16:32:00	16:54:00	N3303
9600 NW 7 AV	N	0683	1	03/20/2002	0153969A		14	14:54:00	14:54:00	14:59:00	N3103
9600 NW 7 AV	N	0683	1	03/20/2002			15	15:37:00	15:37:00	15:45:00	N2304
9600 NW 7 AV	N	0683	1	03/20/2002	•	2	15	14:55:00	14:55:00	15:03:00	
9600 NW 7 AV	N	0683	1	04/15/2002	0205298A		-34	10:58:00	11:15:00	11:15:00	N2104
9600 NW 7 AV	N	0683	1	04/15/2002			15	11:16:00	11:16:00	11:16:00	N2104
9600 NW 7 AV	N	0683	1	04/15/2002			15	11:16:00	11:16:00	11:16:00	N2204
9600 NW 7 AV	N	0683	1.	04/29/2002	0234208A	2	34	16:51:00	16:57:00	17:03:00	N3206
9600 NW 7 AV	N	0683	1	04/30/2002	0235770A		34	12:12:00	12:25:00	12:28:00	N2507
9600 NW 7 AV	N	0683	1	05/16/2002		l	22R	09:26:00	09:26:00	09:28:00	N2380
9600 NW 7 AV	N	0683	1	05/20/2002	0277518A	İ	54	17:16:00	17:33:00	17:53:00	N3380
9600 NW 7 AV	N	0683	1	06/02/2002	0302870A		22	11:49:00	11:58:00	12:09:00	N2105
9600 NW 7 AV	N	0683	1	06/02/2002	0303021A		26C	13:47:00	13:47:00	13:47:00	N2105
9600 NW 7 AV	N	0683	1	07/08/2002	0375483A	l	22	11:32:00	11:44:00	11:44:00	N2102
9600 NW 7 AV	N	0683	1	07/09/2002	0378312A	ļ	54	20:10:00	20:12:00	20:43:00	N3407
9600 NW 7 AV	N	0683	1	07/20/2002	0399607A	1	34	10:22:00	10:25:00	10:36:00	N2502
9600 NW 7 AV	N	0683	1	07/25/2002	.0409997A		34	16:16:00	16:52:00	17:04:00	N3502
9600 NW 7 AV	N	0683	1	10/09/2002	0560180A		22JO	16:28:00	16:49:00	17:08:00	N3107
9600 NW 7 AV	N	0683	1	10/12/2002	0565457A		21	10:13:00	10:40:00	10:50:00	N2280
9600 NW 7 AV	N	0683	1	11/03/2002	0609123A	i '	26C	12:05:00	12:25:00	12:26:00	N2106
9600 NW 7 AV	N	0683	1	11/18/2002	0637734A	l	14	13:18:00	13:18:00	13:20:00	N2200
9600 NW 7 AV	N	0683	1	11/18/2002		1	15	13:19:00	13:19:00	13:25:00	
9600 NW 7 AV	N	0683	lα	11/18/2002		1	15	13:20:00	13:20:00	13:20:00	
9600 NW 7 AV	N	0683	1	11/19/2002	0640298A	1	22JO	18:43:00	18:43:00	19:01:00	N3380
9600 NW 7 AV	N	0683	1	11/20/2002	0641060A	ł	34	07:24:00	07:28:00	07:28:00	N2207
9600 NW 7 AV	N	0683	1	11/20/2002			15	07:28:00	07:28:00	07:28:00	N2207
9600 NW 7 AV	N	0683	1	11/20/2002		1	22R	07:58:00	07:58:00	07:58:00	N2503
9600 NW 7 AV	N	0683	1	12/13/2002	0685183A	1	14	13:01:00	13:22:00	13:22:00	N2502
9600 NW 7 AV	N	0683	1	12/17/2002	0692932A		34	12:37:00	12:38:00	12:43:00	N2505
9600 NW 7 AV/AUTO CONNECT	N	0683	1	12/13/2002	0685285A		34	14:12:00	14:42:00	14:50:00	N3108
9600 NW 7 AV/AUTO CONNECT	N	0683	1	12/13/2002			15	14:42:00	14:42:00	14:50:00	
9600 NW 7 AV/B & L AUTO	N	0683	1	01/31/2002	0059858A		32JO	17:32:00	17:35:00	17:42:00	N3209
9600 NW 7 AV/B&L AUTO	N	0683	1	04/26/2002	0227572A		26C	09:58:00	10:04:00	10:09:00	N2508
9600 NW 7 AV/B&L AUTO	N	0683	1	05/15/2002			22	19:34:00	20:18:00	20:39:00	N3380
9600 NW 7 AV/B&L AUTO CONN	N	0683	1	10/10/2002	· 0562414A	l	34	18:02:00	19:32:00	19:42:00	N3507
9600 NW 7 AV/B&L AUTO CONNECT	N	0683	1	03/12/2002	0137997A	1	26V	16:33:00	16:33:00	16:33:00	
9600 NW 7 AV/BW ARR	N	0683	1	04/18/2002	0212387A		39	19:11:00	19:11:00	19:11:00	N3510
9600 NW 7 AV/CORR QTH	N	0683	1	12/19/2002	0696921A	Ì	34	13:50:00	14:12:00	14:24:00	N2306
9600 NW 7 AV/MIAMI MOTOR CRED	N	0683	1	04/18/2002	0212239A		27	17:45:00	17:45:00	17:45:00	N3106
9600 NW 7 AV/MIAMI MOTOR CRED	N	0683	1	04/18/2002			15	17:45:00	17:45:00	17:45:00	N3106
9600 NW 7 AVE BW ARREST	N	0683	1	10/10/2002	0562499A		39,	20:21:00	20:21:00	20:21:00	N3507





Miami-Dade Police Department Address Query for Events occurring at 9600 NW 7 AV For 2003-01-01 Thru 2003-12-31

Crime Information Warehouse

Detail Filter: Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01" and Dis.Police District Code in ("A", "B", "C", "D", "E", "H", "I", "J", "K", "L", "M", "N", "P", "Q", "R", "ZZ") and Dis.Incident Address contains "9600 NW 7 AV" and Dis.Reporting Agency Code = substring ("030", 1, 3) and Common

9600 NW 7 AV 9600 NW 7 AV 9600 NW 7 AV 9600 NW 7 AV 9600 NW 7 AV 9600 NW 7 AV	2 2 2 2 2	0683 0683 0683	1		Number	Pre	Suf	Rcvd Time	Disp Time	Arriv Time	Arriv Unit
9600 NW 7 AV 9600 NW 7 AV 9600 NW 7 AV 9600 NW 7 AV 9600 NW 7 AV 9600 NW 7 AV	N N			01/23/2003	0042701B		34	18:12:00	18:13:00	18:13:00	N3101
9600 NW 7 AV 9600 NW 7 AV 9600 NW 7 AV 9600 NW 7 AV 9600 NW 7 AV 9600 NW 7 AV	N N		1	01/23/2003			15	18:13:00	18:13:00	18:13:00	N3101
9600 NW 7 AV 9600 NW 7 AV 9600 NW 7 AV 9600 NW 7 AV 9600 NW 7 AV	N		1	01/24/2003	· 0043788B		26C	09:31:00	09:49:00	09:55:00	N2102
9600 NW 7 AV 9600 NW 7 AV 9600 NW 7 AV 9600 NW 7 AV		0683	1	01/31/2003	0057073B		34	11:39:00	11:39:00	11:50:00	N2303
9600 NW 7 AV 9600 NW 7 AV 9600 NW 7 AV		0683	1	02/12/2003	0079991B		22JO	14:14:00	14:16:00	14:16:00	N3103
9600 NW 7 AV 9600 NW 7 AV	N	0683	1	02/25/2003	0104965B		29JO	18:28:02	18:36:06	18:36:06	N2204
9600 NW 7 AV	N	0683	1	02/25/2003	0.0.000		15	18:46:01	18:46:01	18:46:01	N2204
	N	0683	1	03/12/2003	0134382B		22R	17:35:49	17:36:17	17:43:17	N3109
1	a	0683	1	03/13/2003	0.0.0022		13	14:52:06	14:52:06	14:52:06	RB346
9600 NW 7 AV	N	0683	1	03/20/2003	0150699B		37	21:29:54	21:31:47	21:31:47	N3500
	N	0683	1	03/20/2003	0.00002		15	21:32:36	21:32:36	21:32:36	N3500
1.	N	0683	1	04/07/2003	0184420B		34	12:28:23	13:15:42	13:21:00	N2106
	N	0683	1	04/07/2003	010-1-200		15	13:15:51	13:15:51	13:21:00	N2106
1	N	0683	1	05/17/2003	0263414B		22	12:02:38	12:11:36	12:22:00	N2506
1	N	0683	1	05/22/2003	0273288B		17	13:51:39	14:06:16	14:27:00	N2307
1	N	0683	1	05/28/2003	0284157B		34	10:41:03	10:43:28	10:50:00	N2506
	N	0683	l	06/04/2003	0298599B		28	17:02:56	17:20:26	17:33:26	N3101
	N	0683	ľ	06/21/2003	0332596B		34	17:51:04	18:38:23	18:38:23	N3101
1	N I	0683	1	06/21/2003	0002030D		15	18:38:26	18:38:26	18:38:26	N3101
	N	0683	1	06/24/2003	0338068B		26C	17:48:21	17:50:37	18:00:00	N3408
	N	0683	1	06/25/2003	0339531B		38	13:08:50	13:10:15	13:10:15	N2201
f ' '	N	0683	1	06/25/2003	0339568B		38DL	13:31:13	13:31:13	13:31:13	N6217
1	'n	0683	ľ	06/25/2003	0000000		15DL	13:10:42	13:10:42	13:10:42	N2201
	'n	0683	1	06/26/2003	0342527B		22	21:02:23	21:38:47	21:46:28	N3280
	N	0683	1	06/30/2003	0349396B		34	12:58:23	14:08:41	14:13:41	N2308
	'n	0683	١'n	06/30/2003	0349598B		34	15:12:04	16:12:46	16:19:00	N3507
	N	0683	1	06/30/2003	0349803B	2	34	17:55:21	17:58:09	17:58:09	N3508
	N	0683	ľ	06/30/2003	00430000		15	18:06:57	18:06:57	18:55:00	N3504
1	N	0683	1	06/30/2003			15DL	18:07:14	18:07:14	18:07:14	N3508
	N	0683	1	07/04/2003	0357190B		14	07:33:42	07:35:53	07:46:06	N2501
1	N	0683	1	07/04/2003	0357295B		14	09:26:05	09:26:25	09:26:25	N2301
1	N	0683	ľ	07/04/2003	030/2905		15	09:27:17	09:27:17	09:27:17	N2301
	N	0683	1	07/04/2003			15	09:27:54	09:27:54	09:30:21	142301
[N	0683	1	07/05/2003	0359540B		26P	14:15:47	14:17:00	14:17:00	N2201
	N	0683	1	07/05/2003	00000400		15	14:17:11	14:17:11	14:17:11	N2201
1	N	0683	1	07/07/2003	0363149B		34	14:40:55	14:41:54	14:51:00	N3506
1	'n	0683	1	07/07/2003	03031430		15	14:42:16	14:42:16	14:51:00	143300
1	N	0683	Ľ	07/09/2003	0366724B		28	10:23:03	10:23:03		
1	N		1	07/17/2003	0382255B		34	13:43:57	14:59:35	15:04:35	N3102
l	N	0683	1	07/21/2003	0389821B		34	17:29:00	17:47:04	17:47:04	N3501
1 .	N	0683	1	07/26/2003	0399752B		34	20:08:21	20:09:29	20:09:29	N3303
	N	0683	1	02/19/2003	0093525B		34	16:47:00	18:20:00	18:20:00	N3101
l: i	N	0683	1	02/19/2003	00300200		15	17:49:00	17:49:00	17:49:00	N3101
	N	0683	1	02/19/2003			15	18:20:00	18:20:00	18:20:00	N3103
1	N	0683	1	07/04/2003			13	11:19:52	11:19:52	11:19:52	N6271
l	N	0683	L	07/04/2003			15	11:20:03	11:20:03	11:20:03	N6271

Prespos

Date: 08-12-2004

Page 1

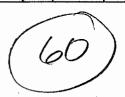


Miami-Dade Police Department Address Query for Events occurring at 9600 NW 7 AV For 2003-01-01 Thru 2003-12-31

Crime Information Warehouse

Detail Filter: Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01" and Dis.Police District Code in ("A", "B", "C", "D", "E", "H", "I", "J", "K", "L", "M", "N", "P", "Q", "R", "ZZ") and Dis.Incident Address contains "9600 NW 7 AV" and Dis.Reporting Agency Code = substring ("030", 1, 3) and Common

Incident Address	Dis	Grid	A O P	Complaint Date	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit
9600 NW 7 AV/09'D IN ERROR C33	N	0683	1	06/25/2003			15DL	13:23:02	13:23:02	13:23:02	N6216
9600 NW 7 AV/09'D IN ERROR C33	N	0683	1	06/25/2003			38DL	13:20:33	13:20:33	13:20:33	N6216
9600 NW 7 AV/26P	N	0683	1	07/07/2003			15	23:24:44	23:24:44	23:24:44	N1509
9600 NW 7 AV/26P	N	0683	1	07/07/2003			15	23:24:53	23:24:53	23:24:53	N1504
9600 NW 7 AV/26P	N	0683	1	07/07/2003			15	23:24:56	23:24:56	23:24:56	N1505
9600 NW 7 AV/26P	N	0683	1	07/07/2003			15	23:35:58	23:35:58	23:35:00	N1504
9600 NW 7 AV/26P	N	0683	1	07/07/2003			15∙	23:42:43	23:42:43	23:42:43	N3404
9600 NW 7 AV/B& L AUTO	N	0683	1	07/01/2003	0350911B		34	09:11:17	09:11:36	09:13:00	N2505
9600 NW 7 AV/B&L AUTO CONNECT	N	0683	1	06/11/2003	0311922B		34	13:33:50	14:20:26	14:31:00	N2308
9600 NW 7 AV/CAR LOT	N	0683	1	07/06/2003	0361757B		14	19:07:08	19:07:54	19:07:54	N3308
9600 NW 7 AV/CAR LOT	N	0683	1	07/06/2003		l	15	19:08:33	19:08:33	19:15:43	
9600 NW 7 AV/CAR LOT	N	0683	1	07/06/2003			15	19:17:56	19:17:56	19:21:56	N3303
9600 NW 7 AV/CAR LOT	N	0683	1	07/06/2003			15	19:18:11	19:18:11	19:18:11	N3308
:9600 NW 7 AV	N	0683	1	06/09/2003	0308811B		37	20:48:27	20:50:40	20:50:40	N6273
:9600 NW 7 AV	N	0683	1	06/09/2003			15 ⁻	21:44:39	21:44:39	21:44:39	N6273





Miami-Dade Police Department Summarized Grid Information By Signal For 2002-01-01 Thru 2002-12-31

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
0683	13	SPECIAL INFORMATION/ASSIGNM	275
	14	CONDUCT INVESTIGATION	617
	15	MEET AN OFFICER	1208
	16	D.U.I.	3
	17	TRAFFIC ACCIDENT	200
	18	HIT AND RUN	37
	19	TRAFFIC STOP	219
	20	TRAFFIC DETAIL	10
	21	LOST OR STOLEN TAG	67
	22	AUTO THEFT	125
	25	BURGLAR ALARM RINGING	142
	26	BURGLARY	139
	27	LARCENY	60
	28	VANDALISM	43
	29	ROBBERY	33
	32	ASSAULT	210
	33	SEX OFFENSE	5
	. 34	DISTURBANCE	547
	35	INTOXICATED PERSON - MYERS	1
	36	MISSING PERSON	42
	37	SUSPICIOUS VEHICLE	21
	38	SUSPICIOUS PERSON	38
	39	PRISONER	116



Miami-Dade Police Department Summarized Grid Information By Signal For 2002-01-01 Thru 2002-12-31

Grid	Signal Code	Signal Description	Total
0683	41	SICK OR INJURED PERSON	49
	43	BAKER ACT	13
·	44	ATTEMPTED SUICIDE	4
	45	DEAD ON ARRIVAL	5
	47	BOMB OR EXPLOSIVE ALERT	3
	. 49	FIRE	4
	52	NARCOTICS INVESTIGATION	15
	54	FRAUD	24
	55	WEAPONS VIOLATION	2

Total Signals for Grid 0683:

4277

Total Reported: 2920

Total Not Reported: 1357

Total for All Grids: 4277



Miami-Dade Police Department Summarized Grid Information By Signal For 2003-01-01 Thru 2003-12-31

Crime Information Warehouse

Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01") and (Dis.Gild in "19" "20" "21" "22" "23" "24" "25" "26" "27" "28" "29" "30" "31" "32" "33" "34" "35" "36" "37" "38" "52" "53" "54" "55" "50" ("ALL' in (13" "14" "15" "16" "17" "18" "19" "20" "21" "22" "23" "24" "25" "39" "40" "41" "42" "43" "44" "45" "46" "47" "48" "49" "50" "51" "52" "53" "54" "55")))) and Cor	' "39" "40" "41" "42" "43" "44" "45" "46" "47" "48" "49" "50" "51"

Grid	Signal Code	Signal Description	Total
0683	13	SPECIAL INFORMATION/ASSIGNM	319
	14	CONDUCT INVESTIGATION	606
	15	MEET AN OFFICER	1310
	16	D.U.I.	. 1
	17	TRAFFIC ACCIDENT	180
;	18	HIT AND RUN	30
	19	TRAFFIC STOP	238
	20	TRAFFIC DETAIL	39
	21	LOST OR STOLEN TAG	39
	22	AUTO THEFT	104
	25	BURGLAR ALARM RINGING	79
	26	BURGLARY	177
,	27	LARCENY	56
	28	VANDALISM	52
·	29	ROBBERY	31
	30	SHOOTING	3
	32	ASSAULT	259
	33	SEX OFFENSE	12
	34	DISTURBANCE	548
	36	MISSING PERSON	42
	37	SUSPICIOUS VEHICLE	35
	38	SUSPICIOUS PERSON	39
	39	PRISONER	120
			



Miami-Dade Police Department Summarized Grid Information By Signal For 2003-01-01 Thru 2003-12-31

Grid Signal **Signal Description** Total Code 0683 SICK OR INJURED PERSON 65 41 43 BAKER ACT 44 ATTEMPTED SUICIDE DEAD ON ARRIVAL 45 BOMB OR EXPLOSIVE ALERT 47 49 FIRE 10 NARCOTICS INVESTIGATION 102 **52** 53 ABDUCTION 54 FRAUD 16 55 WEAPONS VIOLATION

Total Signals for Grid 0683: 4533

Total Reported: 3188

Total Not Reported: 1345

Total for All Grids: 4533



AMI-DADE POLICE DEPARTMENT Part I and Part II Crimes w/o AOA For Specific Grids From 2002-01-01 Thru 2002-12-31

YEAR: 2002

Crime Information Warehouse

Grid(s): 0683

Parcis Ginies : -2	100 - 300	Hotelle Gilliae	
Grid 0683			
090A - MURDER - NONNEG MANSLAUGHTER		1	
110A - RAPE		1	
110B - SODOMY	•	2	
1200 - ROBBERY		26	
130A - AGGRAVATED ASSAULT		33	
2200 - BURGLARÝ		47	
230A - POCKET PICKING		1	
230C - SHOPLIFTING		11	
230F - SHOPLIFTING FROM A MOTOR VEHICLE		. 44	
230G - SHOPLIFTING ALL OTHERS		90	
2400 - MOTOR VEHICLE THEFT		58	
	Grid 0683 TOTAL	314	
Total Part La		31.4	



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMEN Part I and Part II Crimes w/o AOA For Specific Grids From 2002-01-01 Thru 2002-12-31

YEAR: 2002

Crime Information Warehouse

Grid(s): 0683

P/AIRACHE (Stimes)	Tolel Colleges
Grid 0683	
2000 - ARSON	1
130B - SIMPLE ASSAULT	46
130E - SIMPLE STALKING	2
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	9
260A - FRAUD CON/SWINDLE/FALSE PRET.	7
260B - FRAUD CREDIT CARD/ATM	4
260D - IMPERSONATION	8
Grid 0683 TOTAL	77
OFFICIAL PARTILLS.	77=

Grand Total:

391

Detail Filter: Ol.Incident From Date Time >= "2002-01-01" and Ol.Incident From Date Time < "2003-01-01" and Ol.Offense.Ucr Code in ('090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230C', '230F', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '260B', '260B', '260B', '260B', '260B', '1000', '2000', '2000', '2000', '200B', '260B', '



AMI-DADE POLICE DEPARTMENT Part I and Part II Crimes w/o AOA For Specific Grids From 2003-01-01 Thru 2003-12-31

YEAR: 2003

Crime Information Warehouse

Grid(s): 0683

Pagety smiles		្តាំក្រុមវិទ្ធា Militer	
Grid 0683			
110A - RAPE		2	
110B - SODOMY		4	
110C - FONDLING		2	
1200 - ROBBERY	· · · · · · · · · · · · · · · · · · ·	27	· · · · · · · · · · · · · · · · · · ·
130A - AGGRAVATED ASSAULT		36	
2200 - BURGLARY		68	
230B - PURSE SNATCHING		1	
230C - SHOPLIFTING	· · · · · · · · · · · · · · · · · · ·	9	
230F - SHOPLIFTING FROM A MOTOR VEHICLE		63	
230G - SHOPLIFTING ALL OTHERS		77	
2400 - MOTOR VEHICLE THEFT		40	
	Grid 0683 TOTAL	329	
Total Pantil:		329;	



Alami-Dade Police Department Part I and Part II Crimes w/o AOA For Specific Grids From 2003-01-01 Thru 2003-12-31

YEAR: 2003

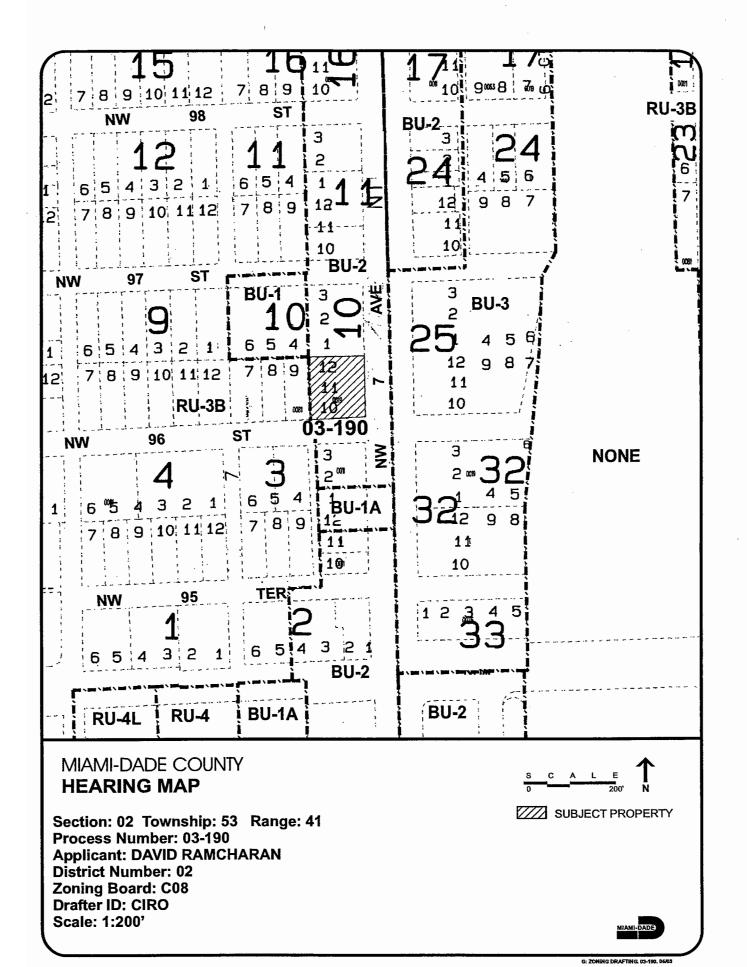
Crime Information Warehouse

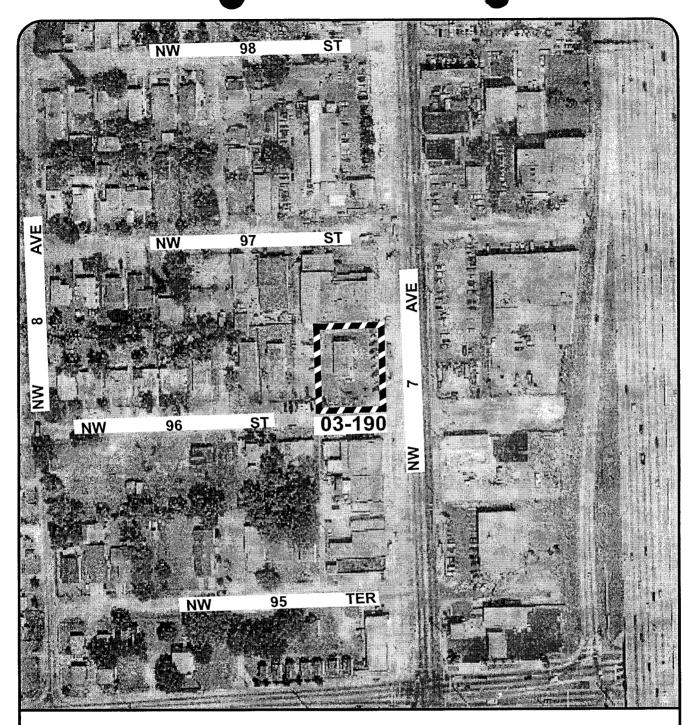
Grid(s): 0683

ARTH (Sidmes)	in the second	ioal enne	
Grid 0683			
1000 - KIDNAPPING - ABDUCTION		1	
2000 - ARSON		1	
130B - SIMPLE ASSAULT		68	
130E - SIMPLE STALKING		1	
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MAN	IUF	62	
350B - ILLEGAL DRUG EQUIPMENT		1	
260A - FRAUD CON/SWINDLE/FALSE PRET.		4	
260B - FRAUD CREDIT CARD/ATM	 	4	
260D - IMPERSONATION		8	· · · · · · · · · · · · · · · · · · ·
	Grid 0683 TOTAL	150	
Total PARTILE		150	

Grand Total:

479





MIAMI-DADE COUNTY

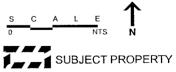
AERIAL

Section: 02 Township: 53 Range: 41

Process Number: 03-190

Applicant: DAVID RAMCHARAN

District Number: 02 Zoning Board: C08 Drafter ID: CIRO Scale: NTS





A. DEVON RAMCHARAN (Applicant)

03-9-CZ8-5 (03-190) Area 8/District 2 Hearing Date: 11/19/03

Property Owner (if different from applic	cant) <u>Same.</u>					
Is there an option to purchase ☐ / I zoning request? Yes ☐ No ☑	lease the property predicated	on the approval	of the			
Disclosure of interest form attached?	Yes □ No ☑					
Previous Zoning Hearings on the Property:						
Year Applicant	Request Bo	ard <u>Decisi</u>	<u>on</u>			
		NONE	2			

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

MIAMI-DADE COUNTY COMIVIJNITY ZONING APPEALS BC RD - AREA 8 MOTION SLIP

APPLICANT'S NAME: DEVON RAM		AKAN			
REPRESENTATIVE(S):					
HEARING NUMBER		HEARING DATE	RES	OLUTI	ON NUMBER
03-9-CZ8-5 (03-190)	!	September 17, 2003	C	ZAB8-	-03
DEPT. REC: Deferral		÷.	·.		
MOTION:					
☐ WITHDRAW: ☐ APPLICATIO	NC	ITEMS		·.	
DEFER: INDEFINITE	LY	□ то: ///19/03		With	Leave To Amen
DENY: WITH PRE	JUD	ICE WITHOUT PREJU	DICE		
ACCEPT PROFFERED COVEN	NAN	T ACCEPT REVISED I	PLANS		
APPROVE: PER REQUE		_		PER [D.I.C.
OTHER: Due to an	હ	cror in the lega	J A	1.	
		J .			
TITLE N	M/S	NAME	YES	NO	ABSENT
MADAME VICE-CHAIR		Winifred C. BEACHAM	V		
MS.	Μ	Bertha M. CARSWELL	V		i
MS.		Kerly CILELI	/		
MR.	5	Arthemon JOHNSON(C.A.)	V		
MR.		Fredericke Alan MORLEY			
MS.		Margaret RUDOLPH			V
CHAIRMAN		Billy HESTER			

EXHIBITS: YES NO

COUNTY ATTORNEY: Dennis Kerbel 2

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING RECOMMENDATION TO COMMUNITY COUNCIL No. 8

APPLICANT: Devon Ramcharan PH: Z03-190 (03-9-CZ8-5)

SECTION: 2-53-41 **DATE:** November 19, 2003

COMMISSION DISTRICT: 2 ITEM NO.: A

A. INTRODUCTION

o REQUEST:

BU-2 to BU-3

o SUMMARY OF REQUEST:

The request will allow the applicant to change the zoning on the property from BU-2, Special Business District, to BU-3, Liberal Business District.

o LOCATION:

The northwest corner of N.W. 96 Street & N.W. 7 Avenue, A.K.A. 9600 N.W. 7 Avenue, Miami-Dade County, Florida.

o SIZE: 140' x 110'

o IMPACT:

The approval of the requested district boundary change will enable more intensive business uses on the property than are currently permitted.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **business and office**. This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. These uses may occur in self-contained centers, hi-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on local factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise and traffic, and in most wellfield protection areas uses are prohibited that involve the use, handling, storage, generation or disposal of hazardous material or waste, and

Devon Ramcharan Z03-190 Page 2

may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

BU-2; used car lot

Business and Office

Surrounding Properties:

NORTH: BU-2; vacant building

Business and Office

SOUTH: BU-2; plumbing supply company

Business and Office

EAST: BU-3; paint and body shop

Business and Office

WEST: RU-3B; duplex residences

Residential, low to medium

density, 5 to 13 dua

The subject property is located on the west side of N.W. 7 Avenue, immediately north of N.W. 96 Street. A used car and truck sales business is on the subject site. On inspection, staff observed several dismantled vehicles on the property. Additionally, two (2) wrecked cars were situated within the right-of-way of N.W. 96 Street adjacent to the subject property. A plumbing supply company is located to the south, on the south side of N.W. 96 Street. A paint and body shop is located to the east, on the east side of N.W. 7 Avenue. A vacant commercial building is located to the immediate north and duplex residences are located to the immediate west.

E. SITE AND BUILDINGS:

Site Plan Review:

(no site plan was submitted.)

Scale/Utilization of Site:

Unacceptable

Location of Buildings:

N/A

Compatibility:

Unacceptable

Landscape Treatment:

N/A N/A

Open Space: Buffering:

N/A

Access:

Acceptable

Parking Layout/Circulation:

N/A

Visibility/Visual Screening:

N/A

Energy Considerations: Roof Installations:

N/A N/A

Service Areas:

N/A

Signage:

N/A

Urban Design:

N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

G. NEIGHBORHOOD SERVICES:

DERM
Public Works
Parks
No objection
No objection
MDTA
No objection
Fire Rescue
Police
No objection
No objection
No objection
No objection
No objection
No objection
No comments

H. ANALYSIS:

This application was deferred and revised from the September 17, 2003 meeting of Community Zoning Appeals Board - 8 due to an inadvertent error in the advertisement. The request will allow the applicant to change the zoning on the property from BU-2, Special Business District, to BU-3, Liberal Business District. The property is located at 9600 N.W. 7 Avenue, Miami-Dade County, Florida.

The Department of Environmental Resources Management (DERM) has no objection to this application. The Public Works Department has stated that an additional 25' radius return must be dedicated at the intersection of N.W. 96 Street and N.W. 7 Avenue. The Public Works Department has no objection to this application and has stated that the applicant must dedicate a 25' radius return at the intersection of N.W. 96 Street and N.W. 7 Avenue.

The subject property is occupied with a used car and truck business, which is not permitted in the BU-2 zone. On inspection, staff observed that two (2) wrecked cars were located in the right-of-way of N.W. 96 street, adjacent to the subject property. The subject business was painted bright yellow and decorated with flags and pennants. Several dismantled vehicles were also observed on the property. A site plan was not submitted in connection with this application for a zone change since it is not required by the regulations.

The requested BU-3, Liberal Business District, is not characteristic of the area where the subject property is located. Though some use variances to permit specific BU-3 uses have been granted in this vicinity, no properties zoned BU-3 exist within the subject block face, or anywhere within the north half of this square mile section on the west side of N.W. 7 Avenue. Public Hearing approvals have been granted for a radiator repair garage, and an automobile service facility in the vicinity of the subject property. A mechanical garage was approved in connection with a new car agency on a parcel which abuts the subject property to the north. Two (2) used car lots were also approved in the vicinity of the subject property. All of the aforementioned approvals are on the west side of N.W. 7 Avenue. A paint and body shop is located to the east of the subject property, on the east side of N.W. 7 Avenue.

Staff notes that the Board of County Commissioners (BCC) directed the County Manager to conduct a study of used car lots along major roadway corridors within the boundaries of Commission District 2, where the subject property is located. The study, dated June 3, 2003, reported on the number, average size, and percentage of used car lots in each commission district, and found that of the 183 used car lots inunincorporated Miami-Dade County since 1990, 94 of the 183, or 51% of the total, were located within the boundaries of Commission District 2. The report recognized that the high percentage of used car lots in Commission District 2 represents an over concentration of such uses. The report analyzed the lot size requirements for used car lots as permitted in the BU-3 and IU-1 districts and noted that Code Amendments in 1996 and 2001 increased the minimum lot area required for these uses in the IU-1 districts as a measure to control the number and siting of same. The report states that in order to alleviate the over concentration of used car lots within Commission District 2, the BCC may consider Code Amendments to the BU-3 zoning requirements for used car lots, increasing the required lot size as was done for the IU-1 district, citing the fact that 26% of the used car lots in Commission District 2 are located on lots with less than 10,000 square feet (0.23 acre) of lot area and 19% are located on lots with less than 15,000 square feet (0.34 acre) of lot area. Ordinance # 03-238 passed and adopted on November 4, 2003, has amended Section 33-255 of the Zoning Code. The Ordinance (attached) which became effective on November 14, 2003 imposes certain restrictions on used car and truck lots. The Ordinance requires among other things, that open lot sales of new or used cars or trucks be conducted on sites consisting of at least one (1) net acre. The subject 140' x 110' property contains 0.35 net acre. As such, the advertising needs to be amended to request a non-use variance of lot area and any other non-use variances as necessary to address the new ordinance.

- I. RECOMMENDATION: Deferral.
- J. CONDITIONS: None.

DATE INSPECTED:

08/22/03

DATE TYPED:

08/22/03

DATE REVISED:

10/21/03, 11/07/03, 11/14/03

DATE FINALIZED:

11/14/03

DO'QW:AJT:MTF:DBM

Diane O'Quinn Williams, Director Miami-Dade County Department of

Planning and Zoning

cone ()



MEMORANDUM



TO:

Diane O' Quinn-Williams, Director

Department of Planning and Zoning

DATE:

September 12, 2003

SUBJECT:

C-08 #Z2003000190-Revised

Devon Ramcharan

NWC NW 96th Street and NW 7th

Avenue

DBC from BU-2 to BU-3

(BU-2) (1/3 Ac.)

02-53-41

FROM:

Alyce M. Robertson, Assistant Director Environmental Resources Management

LOADE CONST

OF PLANNING & ZOUING

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply and Wastewater Disposal:

Public water and public sanitary sewers can be made available to this property. Therefore, DERM will require connection to the public water supply and public sanitary sewer systems.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

C-08 #Z2003000190-Revised

Devon Ramcharan

Page 2

A No-Notice General Environmental Resource Permit from DERM shall be required for the drainage system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Hazardous Materials Management:

Due to the nature of activities inherent to the requested land use, the applicant will be required to obtain DERM approval for management practices to control the potential discharge and spillage of pollutants associated with the proposed land use, including but not limited to, the following:

- 1. All hazardous materials and hazardous waste shall be provided with secondary containment capable of holding 110% of the largest container stored and protected from rainwater intrusion.
- 2. The applicant shall obtain the required Pollution Control Annual Operating Permit.
- All liquid waste generating activities, such as mechanical repairs or maintenance and dismantling, shall be conducted on an impervious (i.e. concrete) indoor area designed to prevent any liquids to flow outside of work area.

The Industrial Facilities Section of DERM should be contacted for further information on required management practices for the proposed land use.

Operating Permits:

Section 24-35.1 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant should be advised that due to the nature of activities inherent to the proposed land use, as well of some others that would be permitted under the proposed zoning classification, operating permits from DERM will be required. It is therefore suggested that the applicant contact DERM concerning operating requirements.

Fuel Storage Facilities:

Section 24-12.2 of the Code outlines regulations for any proposed or existing underground storage facilities. The regulations provide design, permitting, installation, modification, repair, replacement and continuing operation requirements and criteria. In addition, monitoring devices, inventory control practices and pressure testing of fuel storage tanks is required. The Storage Tank Section of DERM should be contacted for permitting requirements in this regard, if any fuel storage facility is requested.

C-08 #Z2003000190-Revised Devon Ramcharan

Page 3

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Enforcement History:

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Devon Ramcharan

This Department has no objections to this application.

Driveways to NW 7 Ave. must meet current F.D.O.T. access management requirements; contact the district office at 305-470-5367 for driveway and drainage permits.

The applicant must dedicate the 25 foot radius return at the intersection of NW 96 St. and NW 7 Ave.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This project meets traffic concurrency because it lies within the urban infill area where traffic concurrency does not apply.

Raul A. Pino, P.L.S.

____SEP. 03 2003

MEMORANDUM

CLERK OF THE BOARD OF COUNTY COMMISSIONS PS DADE COUNTY, FLORIDS

Amended Agenda Item No. 6(C)

TO: Hon. Chairperson and Members

Board of County Commissioners

(Second Reading 11-4-03)

DATE: Sept

September 9, 2003

FROM: Robert A. Ginsburg

RAG/jls

County Attorney

SUBJECT: Ordinance modifying

requirements for new and/or

used auto and truck sales

0#03-238

The accompanying ordinance was prepared and placed on the agenda at the request of Commissioner Dorrin D. Rolle.

Robert A. Ginsburg County Attorney

County Attorne

Ιl



TO:

Honorable Chairperson and Members

Board of County Commissioners

DATE:

November 4, 2003

SUBJECT:

Ordinance modifying

requirements for new and/or

used auto and truck sales

FROM: George M. Bornes County Manager

The proposed ordinance modifying requirements for new and/or used auto and truck sales, repairs, services and facilities in the BU-3 business district will have no fiscal impact on Miami-Dade County.

TO:

Hon. Chairperson Barbara Carey-Shuler, Ed.D.

DATE:

November 4, 2003

and Members, Board of County Commissioners

FROM:

Robert A. Ginsburg

County Attorney

Amended

SUBJECT: Agenda Item No. 6(C)

ricase	note any items encented.
	"4-Day Rule" ("3-Day Rule" for committees) applicable if raised
	6 weeks required between first reading and public hearing
	4 weeks notification to municipal officials required prior to public hearing
	Decreases revenues or increases expenditures without balancing budget
	Budget required
	Statement of fiscal impact required
	Bid waiver requiring County Manager's written recommendation
	Ordinance creating a new board requires detailed County Manager's report for public hearing
	Housekeeping item (no policy decision required)
	No committee review

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	. 1	/	•	,,	

Approved	Mayor	Amended
Veto		Agenda Item No. 6 (C)
Override		11-4-03

ORDINANCE NO. 03-238

ORDINANCE PERTAINING TO ZONING; MODIFYING REQUIREMENTS FOR ANY NEW AND/OR USED AUTO AND TRUCK SALES, REPAIRS, SERVICES AND FACILITIES IN BU-3 LIBERAL BUSINESS DISTRICT; AMENDING SECTION 33-255 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA:

Section 1. Section 33-255 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows¹:

Sec. 33-255. Uses permitted.

No land, body of water and/or structure in the BU-3 District shall be used or permitted to be used, and no structure shall be hereafter erected, constructed, arranged or intended to be used, occupied or maintained for any purpose, unless otherwise provided for, excepting for one (1) or more of the following uses:

- (3) Automobile and truck services and facilities including:
 - (a) Open lot car >> and truck << sales, >> new and or used, including as ancillary uses, automobile repairs, body and top work and painting, provided that no more than fifteen (15) percent of the gross building area is devoted to such ancillary uses, and subject to the following conditions:
 - (1) That a continuous, densely planted greenbelt of not less than fifteen (15) feet in width, penetrated only at points approved by the

Words stricken through and/or [[double bracketed]] shall be deleted. Words underscored and/or >>double arrowed<< constitute the amendment proposed. Remaining provisions are now in effect and remain unchanged.

Directors of the Planning and Zoning and Public Works Departments for ingress and egress to the property, shall be provided along all property lines abutting public rights-of-way or properties zoned residential. Said greenbelt shall have shade trees planted at a maximum spacing of thirty (30) feet on center and a hedge of a minimum of six (6) feet in height abutting residentially zoned property and a minimum of three (3) feet in height abutting public rights-of-way. The shade trees shall have a minimum caliper of two and one-half (2 1/2) inches at time of planting.

- (2) A minimum of twenty (20) percent of the net lot area of the site shall be developed as landscaped open space.
- (3) That such uses be located only on major access roads, including major roadways (three (3) or more lanes) and frontage roadways serving limited access highways and expressways.
- (4) That such uses be conducted on sites consisting of at least one (1) net acre.
- (5) That attention attracting devices, such as blinking or flashing lights, streamer lights, pennants, banners, streamers and all fluttering, spinning advertising devices (either mobile or stationary) are prohibited, except as permitted under point of sale sign regulations.
- (6) That outdoor lighting shall be designed to avoid spilling beyond the site boundaries.
- (7) That no vehicular test drives shall be conducted on residential local traffic streets (fifty-foot right-of-way or less).
- (8) That the applicant obtains a certificate of use, which shall be automatically renewable yearly upon compliance with all terms and conditions.
- (9) All outdoor paging or speaker systems are expressly prohibited.

 This provision (9) shall also apply to all establishments in existence as of September 10, 1996.<<
- (b) Open lot car rental.
- (c) Automobile parts, secondhand from store building only.
- (d) Automobile body and top work and painting.

(14) Garage or mechanical service,* >> including automobile repairs, body and top work and painting.<< All outdoor paging or speaker systems are expressly prohibited. This provision shall also apply to all establishments in existence as of [[the effective date of this ordinance]] >> September 10, 1996.<<

*NOTE: Provided no such establishment is located within five hundred (500) feet of any RU or EU District except after approval after public hearing. Provided, that, this spacing limitation shall be two hundred fifty (250) feet if the use is confined within a building and an exterior wall or walls of the building located on the establishment is not penetrated with any openings directly facing the RU or EU District. It is further provided that, except for exterior uses, such distances shall be measured from the closest point of the subject use in the building to the RU or EU District. In connection with exterior uses, the distance of five hundred (500) feet shall be measured from the closest point of the IU District to the RU or EU District. For purposes of establishing such distances, the applicant for such use shall furnish a certified survey from a registered surveyor, which shall indicate such distances. In case of dispute, the measurement scaled by the Director of the Department of Planning and Zoning shall govern.

Section 2. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

Section 3. It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this ordinance, including any sunset provision, shall become and be made a part of the Code of Miami-Dade County, Florida. The sections of this ordinance may be renumbered or relettered to accomplish such intention, and the word "ordinance" may be changed to "section," "article," or other appropriate word.

Section 4. This ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

A nded Agenda Item No. 6 (C) Page 4

Section 5. This ordinance does not contain a sunset provision.

PASSED AND ADOPTED: NOV 0 4 2003

Approved by County Attorney as to form and legal sufficiency:

max

Prepared by:

CH

Craig H. Coller

Sponsored by Commissioner Dorrin D. Rolle

TEAM METRO CALEB OFFICE

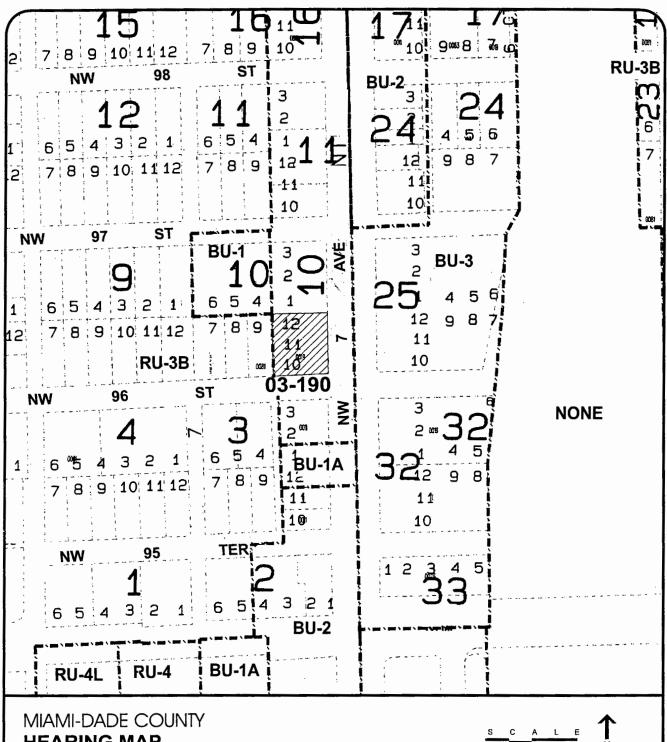
ENFORCEMENT HISTORY

DEVON RAMCHARAN	9600 NW 7 AVENUE, MIAMI- DADE COUNTY, FLORIDA
APPLICANT	ADDRESS
11/19/2003	03-190
DATE	HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

CASE # 200304003065

8-19-2003 No violations observed.



HEARING MAP

Section: 02 Township: 53 Range: 41

Process Number: 03-190

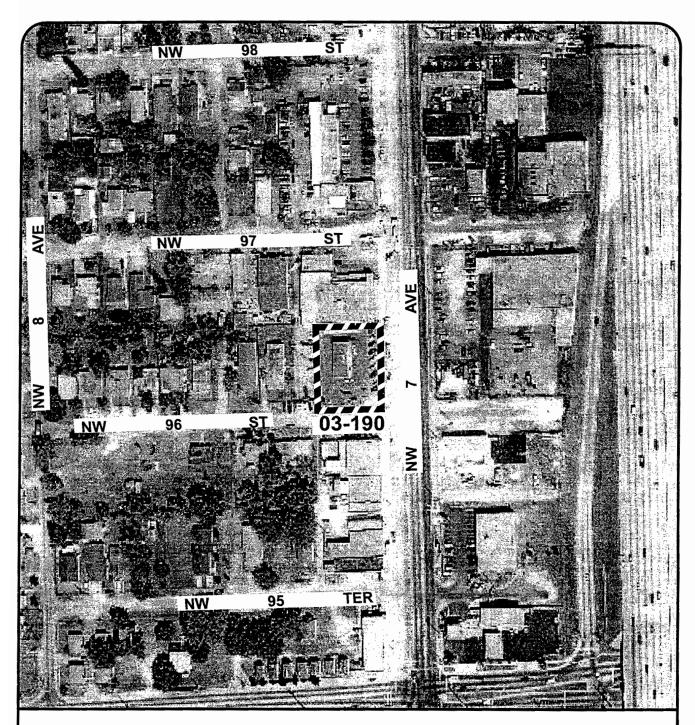
Applicant: DAVID RAMCHARAN

District Number: 02 Zoning Board: C08 **Drafter ID: CIRO** Scale: 1:200'



SUBJECT PROPERTY





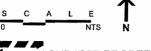
MIAMI-DADE COUNTY **AERIAL**

Section: 02 Township: 53 Range: 41

Process Number: 03-190

Applicant: DAVID RAMCHARAN

District Number: 02 Zoning Board: C08 Drafter ID: CIRO Scale: NTS







A. DEVON RAMCHARAN (Applicant)

03-9-CZ8-5 (03-190) Area 8/District 2 Hearing Date: 1/27/04

Property O	wner (if different from applicat	nt) <u>Same.</u>			
	n option to purchase □ / lea quest? Yes □ No ☑	se the property pr	edicated on the	approval	of the
Disclosure	of interest form attached? Y	′es □ No ☑			
	Previous Zonin	g Hearings on the P	roperty:		
<u>Year</u>	Applicant	Request	Board	Decisio	<u>)n</u>
				NONE	

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

MIAMI-DADE COUNTY COMMU TY ZONING APPEALS BOAI - AREA 8 MOTION SLIP

HEARING NUMBER	HEARING DATE	RES	SOLUTIO	DN NU
03-9-CZ8-5 (03-190)	September 17, 2003		CZAB8-	
DEPT. REC: Deferral				
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MOTION:				
WITHDRAW: APPLICAT	TION ITEMS			
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APPROVE: PER REQUIRED WITH STD OTHER: Due to an TITLE MADAME VICE-CHAIR MS. MS. MR. MR. MR.	PER DEPARTMIND. CONDITIONS ECCOLIN The le M/S NAME Winifred C. BEACHAM M Bertha M. CARSWELL Kerly CILELI S Arthemon JOHNSON(C.A.) Fredericke Alan MORLEY	YES		
APPROVE: PER REQU WITH STD OTHER: OF AN TITLE MADAME VICE-CHAIR MS. MS. MR.	PER DEPARTMIND. CONDITIONS ECCOLINTAL PER DEPARTMIND. CONDITIONS M/S NAME Winifred C. BEACHAM M Bertha M. CARSWELL Kerly CILELI S Arthemon JOHNSON(C.A.)	YES		

MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOAK - AREA 8 MOTION SLIP

APPLICANT'S NAME: DEVON RAM	ICHAR/	AN					
REPRESENTATIVE(S): Applica	ant	was absen	t du	ring	the.	heari	'ng
HEARING NUMBER		HEARING DATE		RES	OLUTIO	IUN NC	MBER
03-9-CZ8-5 (03-190)		November 19, 2003	3	C	ZAB8-	-(03
DEPT. REC:	·						
MOTION:					<u> </u>		•
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ACCEPT PROFFERED COVE	ACCEPT PROFFERED COVENANT ACCEPT REVISED PLANS						
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TITLE A	M/S	NAME		YES	NO	ABSENT	
MS.	Win	ifred C. BEACHAM				V	
MS.	5 Ber	tha M. CARSWELL		V			
MS.	Ker	y CILELI		V			
MR.	Billy	HESTER		V			
MR.	Arth	emon JOHNSON	(C.A.)			V,	
MADAME VICE-CHAIR		garet RUDOLPH				/	
CHAIRMAN	Free	dericke Alan MORLE	<u> </u>	V			
			VOTE:	4.	0	·	
XHIBITS: YES NO		COUNTY ATTORNE	y. No.	~	Ker	bel	

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING RECOMMENDATION TO COMMUNITY COUNCIL No. 8

APPLICANT: Devon Ramcharan PH: Z03-190 (03-9-CZ8-5)

SECTION: 2-53-41 **DATE:** January 27, 2004

COMMISSION DISTRICT: 2 ITEM NO.: A

A. INTRODUCTION

o REQUESTS:

1. BU-2 to BU-3

2. Applicant is requesting to permit a lot area of 0.35 acre for used car sales and repairs (1 acre required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

o SUMMARY OF REQUESTS:

The requests will allow the applicant to change the zoning on the property from BU-2, Special Business District, to BU-3, Liberal Business District, and to allow a used car business on a lot with less lot area than required.

o LOCATION:

The northwest corner of N.W. 96 Street & N.W. 7 Avenue, A.K.A. 9600 N.W. 7 Avenue, Miami-Dade County, Florida.

o SIZE: 140' x 110'

o IMPACT:

The approval of this application will enable more intensive business uses on the property than are currently permitted.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **business and office**. This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private

commercial marinas. These uses may occur in self-contained centers, hi-rise structures. campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions. configuration and design considered to be appropriate will depend on local factors. particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise and traffic, and in most wellfield protection areas uses are prohibited that involve the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code.

D. **NEIGHBORHOOD CHARACTERISTICS:**

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

BU-2; used car lot

Business and Office

Surrounding Properties:

NORTH: BU-2; vacant building

Business and Office

SOUTH: BU-2; plumbing supply company

Business and Office

EAST:

BU-3; paint and body shop

Business and Office

WEST: RU-3B; duplex residences

Residential. low to medium density, 5 to 13 dua

The subject property is located on the west side of N.W. 7 Avenue, immediately north of N.W. 96 Street. A used car and truck sales business is on the subject site. On inspection, staff observed several dismantled vehicles on the property. Additionally, two (2) wrecked cars were situated within the right-of-way of N.W. 96 Street adjacent to the subject property. A plumbing supply company is located to the south, on the south side of N.W. 96 Street. A paint and body shop is located to the east, on the east side of N.W. 7 Avenue. A vacant commercial building is located to the immediate north and duplex residences are located to the immediate west.

E. **SITE AND BUILDINGS:**

Site Plan Review:

(no site plan was submitted.)

Scale/Utilization of Site:

Unacceptable N/A

Location of Buildings: Compatibility:

Unacceptable N/A

Landscape Treatment: Open Space:

N/A

Buffering:

N/A

Devon Ramcharan Z03-190 Page 3

Acceptable Acceptable

Parking Layout/Circulation:
Visibility/Visual Screening:
Energy Considerations:
N/A
Roof Installations:
N/A
Service Areas:
N/A
Signage:
Urban Design:
N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **District Boundary Changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

Section 33-311(A)(16). Alternative Site Development Option for Buildings and Structures in the BU Zoning Districts. This subsection provides for the establishment of an alternative site development option, after public hearing, for buildings and structures permitted by the underlying district regulations, except residential buildings and structures and religious facilities, in the BU-1, BU-1A, BU-2, and BU-3 zoning districts, in accordance with the standards established herein. In considering any application for approval hereunder, the Community Zoning Appeals Board shall consider the same subject to approval of a site plan or such other plans as necessary to demonstrate compliance with the standards herein.

Section 33-311 (A)(4)(b). Non-use variances from other than airport regulations: Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.

Section 33-311(A)(4)(c). Alternative non-use variance standard. Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances from the terms of the zoning regulations the

Devon Ramcharan Z03-190 Page 4

Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

G. NEIGHBORHOOD SERVICES:

DERM
Public Works
Parks
No objection
Parks
MDTA
No objection
Fire Rescue
Police
Schools
No objection
No objection
No objection
No objection
No objection
No objection
No comments

H. ANALYSIS:

This application was deferred from the November 19, 2003 meeting of Community Zoning Appeals Board - 8 with leave to amend per the new used car ordinance (Ordinance #03-238). Request #2 was added since the November meeting. This application was deferred and revised from the September 17, 2003 meeting of Community Zoning Appeals Board - 8 due to an inadvertent error in the advertisement. The requests will allow the applicant to change the zoning on the property from BU-2, Special Business District, to BU-3, Liberal Business District, and to utilize the subject 0.35 acre parcel for used car sales and repairs. The property is located at 9600 N.W. 7 Avenue, Miami-Dade County, Florida.

The Department of Environmental Resources Management (DERM) has no objection to this application. The Public Works Department has stated that an additional 25' radius return must be dedicated at the intersection of N.W. 96 Street and N.W. 7 Avenue. The Public Works Department has no objection to this application and has stated that the applicant must dedicate a 25' radius return at the intersection of N.W. 96 Street and N.W. 7 Avenue.

The subject property is occupied with a used car and truck business, which is not permitted in the BU-2 zone. On inspection, staff observed that two (2) wrecked cars were located in the right-of-way of N.W. 96 street, adjacent to the subject property. The subject business was painted bright yellow and decorated with flags and pennants. Several dismantled vehicles were also observed on the property. A site plan was not submitted in connection with this application for a zone change since it is not required by the regulations.

The requested BU-3, Liberal Business District, is not characteristic of the area where the subject property is located. Though some use variances to permit specific BU-3 uses have been granted in this vicinity, no properties zoned BU-3 exist within the subject block face, or anywhere within the north half of this square mile section on the west side of N.W. 7 Avenue. Two (2) BU-3 zoned parcels exist within the south half of this section, on the

west side of N.W., between approximately N.W. 93 Street and N.W. 87 Street. These parcels have areas of approximately 1.9 acres and 8.67 acres. Both of which are substantially larger than the subject property of this application. Public Hearing approvals have been granted for a radiator repair garage, and an automobile service facility in the vicinity of the subject property. A mechanical garage was approved in connection with a new car agency on a parcel which abuts the subject property to the north. Two (2) used car lots were also approved in the vicinity of the subject property. All of the aforementioned approvals are on the west side of N.W. 7 Avenue. A paint and body shop is located to the east of the subject property, on the east side of N.W. 7 Avenue.

Staff notes that the Board of County Commissioners (BCC) directed the County Manager to conduct a study of used car lots along major roadway corridors within the boundaries of Commission District 2, where the subject property is located. The study, dated June 3, 2003, reported on the number, average size, and percentage of used car lots in each commission district, and found that of the 183 used car lots in unincorporated Miami-Dade County since 1990, 94 of the 183, or 51% of the total, were located within the boundaries of Commission District 2. The report recognized that the high percentage of used car lots in Commission District 2 represents an over concentration of such uses and that 26% of the used car lots in Commission District 2 are located on lots with less than 10,000 square feet (0.23 acre) of lot area and 19% are located on lots with less than 15,000 square feet (0.34 acre) of lot area. The report analyzed the lot size requirements for used car lots as permitted in the BU-3 and IU-1 districts and noted that Code Amendments in 1996 and 2001 increased the minimum lot area required for these uses in the IU-1 districts as a measure to control the number and siting of same. Ordinance No. 03-238, which became effective on November 14, 2003, requires that the sales of cars and trucks in the BU-3 district be conducted on sites consisting of at least one (1) net acre, in addition to requirements pertaining to landscaping, siting in relation to types of roadways, the use of attention attracting devices, outdoor lighting, test driving, and outdoor paging and speaker systems.

An Alternative Site Development Option of lot area requirements may be approved upon demonstration of compliance with at least one (1) of three (3) options. This application does not comply with Option 1 in that the subject property must not be less than 90% of the minimum lot area required by the underlying zoning regulations. The subject 0.35 acre parcel has a lot area which is only 35% of the minimum lot area required by the underlying district regulations. Furthermore, the subject property must not adjoin or lie adjacent to a discordant use, such as land which has a different zoning district prefix. The RU-3B, Bungalow Court District zoned land which abuts the subject property to the west is developed with duplex residences. This application does not comply with Option 2 in that Option 2 requires that the subject property in this instance have an area of not less than 0.8 acre and that said property not adjoin or lie next a discordant use. This application does not comply with Option 3 in that the subject property must not be less than 90% of the minimum lot area required by the underlying zoning regulations, or not less than the average area of the developed lots within the immediate vicinity within the same zoning district, and must not adjoin or lie adjacent to a discordant use. The average size of the aforementioned two (2) BU-3 zoned parcels on the east side of N.W. 7 avenue in this section is 5.29 acres, which is substantially larger than the 0.35 acre lot area of the subject property. This application does not comply with any of the three (3) options available to Alternative Site Development Applications.

Devon Ramcharan Z03-190 Page 6

When analyzed under Section 33-311 (A)(4)(b) the proposed lot area does not maintain the basic intent and purpose of the zoning code, and in particular, the newly amended Section 33-255(3)(a)(4) which states that such uses be conducted on sites consisting of at least one (1) net acre. When analyzed under section 33-311(A)(4)(c), the alternative non-use variance standards, staff is of the opinion that this application does not meet the unnecessary zoning hardship criteria and cannot be approved under the alternative non-use variance standard. Accordingly, staff feels that this application should be denied in its entirety.

- I. RECOMMENDATION: Denial without prejudice.
- J. CONDITIONS: None.

DATE INSPECTED:

08/22/03

DATE TYPED:

08/22/03

01/13/04

DATE REVISED:

10/21/03, 11/07/03, 11/14/03, 01/02/04, 01/13/04

DATE FINALIZED: DO'QW:AJT:MTF:DBM

> Diane O'Quinn Williams, Director Miami-Dade County Department of

Planning and Zoning



MEMORANDUM



TO:

Diane O' Quinn-Williams, Director

Department of Planning and Zoning

DATE:

September 12, 2003

SUBJECT:

C-08 #Z2003000190-Revised

Devon Ramcharan

NWC NW 96th Street and NW 7th

Avenue

DBC from BU-2 to BU-3

(BU-2) (1/3 Ac.)

02-53-41

FROM:

Alyce M. Robertson, Assistant Director Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply and Wastewater Disposal:

Public water and public sanitary sewers can be made available to this property. Therefore, DERM will require connection to the public water supply and public sanitary sewer systems.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

C-08 #Z2003000190-Revised

Devon Ramcharan

Page 2

A No-Notice General Environmental Resource Permit from DERM shall be required for the drainage system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Hazardous Materials Management:

Due to the nature of activities inherent to the requested land use, the applicant will be required to obtain DERM approval for management practices to control the potential discharge and spillage of pollutants associated with the proposed land use, including but not limited to, the following:

- All hazardous materials and hazardous waste shall be provided with secondary containment capable of holding 110% of the largest container stored and protected from rainwater intrusion.
- 2. The applicant shall obtain the required Pollution Control Annual Operating Permit.
- 3. All liquid waste generating activities, such as mechanical repairs or maintenance and dismantling, shall be conducted on an impervious (i.e. concrete) indoor area designed to prevent any liquids to flow outside of work area.

The Industrial Facilities Section of DERM should be contacted for further information on required management practices for the proposed land use.

Operating Permits:

Section 24-35.1 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant should be advised that due to the nature of activities inherent to the proposed land use, as well of some others that would be permitted under the proposed zoning classification, operating permits from DERM will be required. It is therefore suggested that the applicant contact DERM concerning operating requirements.

Fuel Storage Facilities:

Section 24-12.2 of the Code outlines regulations for any proposed or existing underground storage facilities. The regulations provide design, permitting, installation, modification, repair, replacement and continuing operation requirements and criteria. In addition, monitoring devices, inventory control practices and pressure testing of fuel storage tanks is required. The Storage Tank Section of DERM should be contacted for permitting requirements in this regard, if any fuel storage facility is requested.

C-08 #Z2003000190-Revised Devon Ramcharan Page 3

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Enforcement History:

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Devon Ramcharan

This Department has no objections to this application.

Driveways to NW 7 Ave. must meet current F.D.O.T. access management requirements; contact the district office at 305-470-5367 for driveway and drainage permits.

The applicant must dedicate the 25 foot radius return at the intersection of NW 96 St. and NW 7 Ave.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This project meets traffic concurrency because it lies within the urban infill area where traffic concurrency does not apply.

Raul A. Pino, P.L.S.

SEP. 03 2003

MEMORANDUM

CLERK OF THE BOARD
OF COUNTY COMMISSIONED
DADE COUNTY, FLORIDS

Amended Agenda Item No. 6(C)

TO:

Hon. Chairperson and Members

Board of County Commissioners

(Second Reading 11-4-03)

DATE:

September 9, 2003

FROM:

Robert A. Ginsburg

County Attorney

SUBJECT:

Ordinance modifying

requirements for new and/or

used auto and truck sales

0#03-238

The accompanying ordinance was prepared and placed on the agenda at the request of Commissioner Dorrin D. Rolle.

Robert A. Ginsburg

County Attorney

RAG/jls



TO:

Honorable Chairperson and Members

Board of County Commissioners

DATE:

November 4, 2003

SUBJECT:

Ordinance modifying

requirements for new and/or

used auto and truck sales

FROM:

George M. B. Texas County Manager

The proposed ordinance modifying requirements for new and/or used auto and truck sales, repairs, services and facilities in the BU-3 business district will have no fiscal impact on Miami-Dade County.

(Revised)

TO:

Hon. Chairperson Barbara Carey-Shuler, Ed.D.

DATE:

November 4, 2003

and Members, Board of County Commissioners

FROM:

Robert A. Ginsburg

County Attorney

Amended

SUBJECT: Agenda Item No. 6(C)

Plea	se note any items checked.
	"4-Day Rule" ("3-Day Rule" for committees) applicable if raised
	6 weeks required between first reading and public hearing
	4 weeks notification to municipal officials required prior to public hearing
	Decreases revenues or increases expenditures without balancing budget
	Budget required
	Statement of fiscal impact required
	Bid waiver requiring County Manager's written recommendation
	Ordinance creating a new board requires detailed County Manager's report for public hearing
	Housekeeping item (no policy decision required)
	No committee review

Approved	Mayor	.mended
Veto		Agenda Item No. 6 (C)
Override		11-4-03
	ORDINANCE NO. 03	3-238
	<u>OIDHALLOZIA</u>	
OF	RDINANCE PERTAINING TO ZO	ONING: MODIFYING

ORDINANCE PERTAINING TO ZONING; MODIFYING REQUIREMENTS FOR ANY NEW AND/OR USED AUTO AND TRUCK SALES, REPAIRS, SERVICES AND FACILITIES IN BU-3 LIBERAL BUSINESS DISTRICT; AMENDING SECTION 33-255 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA:

Section 1. Section 33-255 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows¹:

Sec. 33-255. Uses permitted.

No land, body of water and/or structure in the BU-3 District shall be used or permitted to be used, and no structure shall be hereafter erected, constructed, arranged or intended to be used, occupied or maintained for any purpose, unless otherwise provided for, excepting for one (1) or more of the following uses:

- (3) Automobile and truck services and facilities including:
 - (a) Open lot car >> and truck << sales, >> new and or used, including as ancillary uses, automobile repairs, body and top work and painting, provided that no more than fifteen (15) percent of the gross building area is devoted to such ancillary uses, and subject to the following conditions:
 - (1) That a continuous, densely planted greenbelt of not less than fifteen (15) feet in width, penetrated only at points approved by the

Words stricken through and/or [[double bracketed]] shall be deleted. Words underscored and/or >>double arrowed<< constitute the amendment proposed. Remaining provisions are now in effect and remain unchanged.

Directors of the Planning and Zoning and Public Works Departments for ingress and egress to the property, shall be provided along all property lines abutting public rights-of-way or properties zoned residential. Said greenbelt shall have shade trees planted at a maximum spacing of thirty (30) feet on center and a hedge of a minimum of six (6) feet in height abutting residentially zoned property and a minimum of three (3) feet in height abutting public rights-of-way. The shade trees shall have a minimum caliper of two and one-half (2 1/2) inches at time of planting.

- (2) A minimum of twenty (20) percent of the net lot area of the site shall be developed as landscaped open space.
- (3) That such uses be located only on major access roads, including major roadways (three (3) or more lanes) and frontage roadways serving limited access highways and expressways.
- (4) That such uses be conducted on sites consisting of at least one (1) net acre.
- (5) That attention attracting devices, such as blinking or flashing lights, streamer lights, pennants, banners, streamers and all fluttering, spinning advertising devices (either mobile or stationary) are prohibited, except as permitted under point of sale sign regulations.
- (6) That outdoor lighting shall be designed to avoid spilling beyond the site boundaries.
- (7) That no vehicular test drives shall be conducted on residential local traffic streets (fifty-foot right-of-way or less).
- (8) That the applicant obtains a certificate of use, which shall be automatically renewable yearly upon compliance with all terms and conditions.
- (9) All outdoor paging or speaker systems are expressly prohibited.

 This provision (9) shall also apply to all establishments in existence as of September 10, 1996.
- (b) Open lot car rental.
- (c) Automobile parts, secondhand from store building only.
- (d) Automobile body and top work and painting.

Amended Agenda Item No. 6 (C) Page 3

(14) Garage or mechanical service,* >> including automobile repairs. body and top work and painting.<< All outdoor paging or speaker systems are expressly prohibited. This provision shall also apply to all establishments in existence as of [[the effective date of this ordinance]] >> September 10, 1996.<<

*NOTE: Provided no such establishment is located within five hundred (500) feet of any RU or EU District except after approval after public hearing. Provided, that, this spacing limitation shall be two hundred fifty (250) feet if the use is confined within a building and an exterior wall or walls of the building located on the establishment is not penetrated with any openings directly facing the RU or EU District. It is further provided that, except for exterior uses, such distances shall be measured from the closest point of the subject use in the building to the RU or EU District. In connection with exterior uses, the distance of five hundred (500) feet shall be measured from the closest point of the IU District to the RU or EU District. For purposes of establishing such distances, the applicant for such use shall furnish a certified survey from a registered surveyor, which shall indicate such distances. In case of dispute, the measurement scaled by the Director of the Department of Planning and Zoning shall govern.

Section 2. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

Section 3. It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this ordinance, including any sunset provision, shall become and be made a part of the Code of Miami-Dade County, Florida. The sections of this ordinance may be renumbered or relettered to accomplish such intention, and the word "ordinance" may be changed to "section," "article," or other appropriate word.

Section 4. This ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

nended Agenda Item No. 6 (C) Page 4

This ordinance does not contain a sunset provision. Section 5.

PASSED AND ADOPTED:

NOV 0 4 2003

Approved by County Attorney as

to form and legal sufficiency:

Prepared by:

Craig H. Coller

Sponsored by Commissioner Dorrin D. Rolle

TEAM METRO NORTHEAST OFFICE

ENFORCEMENT HISTORY

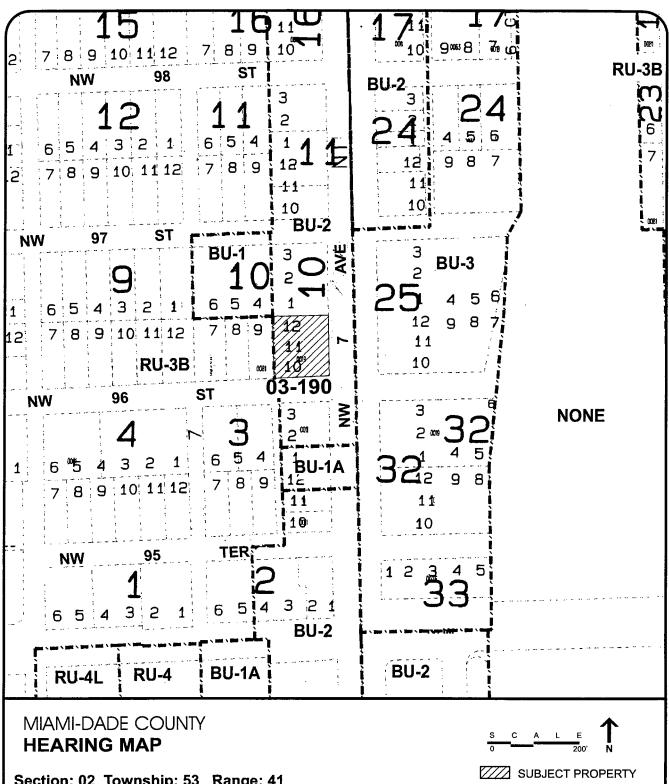
DEVON RAMCHARAN	The Northwest Corner of NW 96 Street & NW 7 Avenue, A/K/A: 9600 NW 7 Avenue, Miami-Dade County, Florida
APPLICANT	ADDRESS
01/27/2004	03 - 190
DATE	HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

January 06, 2004

Inspection conducted by Officer Russ Brunetto revealed no

violations.



Section: 02 Township: 53 Range: 41

Process Number: 03-190

Applicant: DAVID RAMCHARAN

District Number: 02 Zoning Board: C08 Drafter ID: CIRO Scale: 1:200'



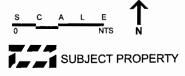
MIAMI-DADE COUNTY **AERIAL**

Section: 02 Township: 53 Range: 41

Process Number: 03-190

Applicant: DAVID RAMCHARAN

District Number: 02 Zoning Board: C08 Drafter ID: CIRO Scale: NTS





5. DEVON RAMCHARAN (Applicant)

03-9-CZ8-5 (03-190) Area 8/District 2 Hearing Date: 9/17/03

Property Owner	r (if different from	applicant) §	<u>same.</u>				
•	ion to purchase ? Yes □ No		☐ the property p	predicated	on the a	approval	of the
Disclosure of in	terest form attacl	hed? Yes l	□ No ☑				
	Previou	ıs Zoning He	earings on the	Property:			
<u>Year</u>	Applicant		Request	<u>Bo</u>	<u>ard</u>	Decision	<u>)n</u>
						NONE	,

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING RECOMMENDATION TO COMMUNITY COUNCIL No. 8

APPLICANT: Devon Ramcharan PH: Z03-190 (03-9-CZ8-5)

SECTION: 2-53-41 **DATE:** September 17, 2003

COMMISSION DISTRICT: 2 ITEM NO.: 5

A. INTRODUCTION

o REQUEST:

BU-2 to BU-3

o SUMMARY OF REQUEST:

The request will allow the applicant to change the zoning on the property from BU-2, Special Business District, to BU-3, Liberal Business District.

o LOCATION:

The northwest corner of N.W. 96 Street & N.W. 7 Avenue, A.K.A. 9600 N.W. 7 Avenue, Miami-Dade County, Florida.

o SIZE: 140' x 110'

o IMPACT:

The approval of the requested district boundary change will enable more intensive business uses on the property than are currently permitted.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **business and office**. This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. These uses may occur in self-contained centers, hi-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on local factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise and traffic, and in most wellfield protection areas uses are prohibited that involve the use, handling, storage, generation or disposal of hazardous material or waste, and

Devon Ramcharan

Z03-190 Page 2

may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

BU-2; used car lot

Business and Office

Surrounding Properties:

NORTH: BU-2; vacant building

Business and Office

SOUTH: BU-2; plumbing supply company

Business and Office

EAST: BU-3; paint and body shop

Business and Office

WEST: RU-3B; duplex residences

Residential, low to medium

density, 5 to 13 dua

The subject property is located on the west side of N.W. 7 Avenue, immediately north of N.W. 96 Street. A used car and truck sales business is on the subject site. On inspection, staff observed several dismantled vehicles on the property. Additionally, two (2) wrecked cars were situated within the right-of-way of N.W. 96 Street adjacent to the subject property. A plumbing supply company is located to the south, on the south side of N.W. 96 Street. A paint and body shop is located to the east, on the east side of N.W. 7 Avenue. A vacant commercial building is located to the immediate north and duplex residences are located to the immediate west.

E. SITE AND BUILDINGS:

Site Plan Review:

(no site plan was submitted.)

Scale/Utilization of Site:

Unacceptable

Location of Buildings:

N/A

Compatibility:

Unacceptable

Landscape Treatment:

N/A

Open Space:

N/A N/A

Buffering: Access:

Acceptable

Parking Layout/Circulation:

N/A

Visibility/Visual Screening:

N/A

Energy Considerations:

N/A

Roof Installations:

N/A

Service Areas:

N/A

Signage:

N/A

Urban Design:

N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

G. NEIGHBORHOOD SERVICES:

DERM No objection
Public Works No objection
Parks No objection
MDTA No objection
Fire Rescue No objection
Police No objection
Schools No comments

H. ANALYSIS:

The request will allow the applicant to change the zoning on the property from BU-2, Special Business District, to BU-3, Liberal Business District. The property is located at 9600 N.W. 7 Avenue, Miami-Dade County, Florida.

The Department of Environmental Resources Management (**DERM**) has **no objection** to this application. The Public Works Department has stated that an additional 25' radius return must be dedicated at the intersection of N.W. 96 Street and N.W. 7 Avenue. The **Public Works Department** has **no objection** to this application and has stated that the applicant must dedicate a 25' radius return at the intersection of N.W. 96 Street and N.W. 7 Avenue.

The subject property is occupied with a used car and truck business, which is not permitted in the BU-2 zone. On inspection, staff observed that two (2) wrecked cars were located in the right-of-way of N.W. 96 street, adjacent to the subject property. The subject business was painted bright yellow and decorated with flags and pennants. Several dismantled vehicles were also observed on the property. A site plan was not submitted in connection with this application for a zone change since it is not required by the regulations.

Devon Ramcharan Z03-190 Page 4

The requested BU-3, Liberal Business District, is not characteristic of the area where the subject property is located. Though some use variances to permit specific BU-3 uses have been granted in this vicinity, no properties zoned BU-3 exist within the subject block face,

or anywhere within the north half of this square mile section on the west side of N.W. 7 Avenue. Public Hearing approvals have been granted for a radiator repair garage, and an automobile service facility in the vicinity of the subject property. A mechanical garage was approved in connection with a new car agency on a parcel which abuts the subject property to the north. Two (2) used car lots were also approved in the vicinity of the subject property, all of the aforementioned approvals are on the west side of N.W. 7 Avenue. A paint and body shop is located to the east of the subject property, on the east side of N.W. 7 Avenue.

Staff notes that the Board of County Commissioners (BCC) directed the County Manager to conduct a study of used car lots along major roadway corridors within the boundaries of Commission District 2, where the subject property is located. The study dated June 3, 2003, reported on the number, average size, and percentage of used car lots in each commission district, and found that of the 183 used car lots in unincorporated Miami-Dade County since 1990, 94 of the 183, or 51% of the total were located within the boundaries of Commission District 2. The aforementioned report recognized that the high percentage of used car lots in Commission District 2 represents an over concentration of such uses. The report analyzed the lot size requirements for used car lots as permitted in the BU-3 and IU-1 districts and noted that Code Amendments in 1996 and 2001 increased the minimum lot area required for these uses in the IU-1 districts as a measure to control the number and siting of same. The report states that in order to alleviate the over concentration of used car lots within Commission District 2, the BCC may consider Code Amendments to the BU-3 zoning requirements for used car lots, increasing the required lot size as was done for the IU-1 district, citing the fact that 26% of the used car lots in Commission District 2 are located on lots with less than 10,000 square feet (0.23 acre) of lot area and 19% are located on lots with less than 15,000 square feet (0.34 acre) of lot area.

Additionally, the report indicated that other measures such as amendments to require minimum spacing distance between used car lots, to permit use car lots in the BU-3 district only when ancillary to new car dealerships, and the rollback of BU-3 zoned properties to less intensive business uses also may be considered. The report recognized the potential impacts of such amendments on existing used car lots in regard to retroactive compliance or whether they would only be applied to such new uses. Said report also suggested corrective action such as increased code enforcement to address possible urban blight that may be caused by illegal signage, dilapidated fencing and unauthorized uses on existing used car lots.

The purpose of BU-3 zoning is to allow liberal commercial uses to locate on said zoned properties. While BU-3 zoning would be **consistent** with the Business and Office designation of the Comprehensive Development Master Plan (**CDMP**), the proposed zoning of a parcel to BU-3 would be **incompatible** with the surrounding area and could establish a precedent for further attempts to rezone to this liberal zoning district which would permit additional used car lots within this area where there is an over concentration of said uses, or a myriad of business uses that would change the character of this area.

Devon Ramcharan Z03-190 Page 5

The aforementioned notwithstanding, this application must be deferred due to an inadvertent error in the advertisement.

- I. **RECOMMENDATION:** Deferral.
- J. **CONDITIONS**: None.

DATE INSPECTED:

08/22/03

DATE TYPED:

08/22/03

DATE REVISED:

09/11/03

DATE FINALIZED: DO'QW:AJT:MTF:DBM

> Diane O'Quinn Williams, Director Miami-Dade County Department of

Planning and Zoning



MEMORANDUM



TO:

Diane O' Quinn-Williams, Director

Department of Planning and Zoning

DATE:

July 1, 2003

SUBJECT:

C-08 #Z2003000190

Devon Ramcharan

NWC NW 96th Street and NW 7th

Avenue

DBC from BU (BU-2) (1/3

02-53-41

3-41 <u>(3)1</u>

FROM:

Alyce M. Robertson, Assistant Director Environmental Resources Management

MIAMI-DADE COUNTY DIRECTOR'S OFFICE

DEPT. OF PLANNING & ZONING

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply and Wastewater Disposal:

Public water and public sanitary sewers can be made available to this property. Therefore, DERM will require connection to the public water supply and public sanitary sewer systems.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

C-08 #Z2003000190

Devon Ramcharan

Page 2

A No-Notice General Environmental Resource Permit from DERM shall be required for the drainage system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Hazardous Materials Management:

Due to the nature of activities inherent to the requested land use, the applicant will be required to obtain DERM approval for management practices to control the potential discharge and spillage of pollutants associated with the proposed land use, including but not limited to, the following:

- 1. All hazardous materials and hazardous waste shall be provided with secondary containment capable of holding 110% of the largest container stored and protected from rainwater intrusion.
- 2. The applicant shall obtain the required Pollution Control Annual Operating Permit.
- 3. All liquid waste generating activities, such as mechanical repairs or maintenance and dismantling, shall be conducted on an impervious (i.e. concrete) indoor area designed to prevent any liquids to flow outside of work area.

The Industrial Facilities Section of DERM should be contacted for further information on required management practices for the proposed land use.

Operating Permits:

Section 24-35.1 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant should be advised that due to the nature of activities inherent to the proposed land use, as well of some others that would be permitted under the proposed zoning classification, operating permits from DERM will be required. It is therefore suggested that the applicant contact DERM concerning operating requirements.

Fuel Storage Facilities:

Section 24-12.2 of the Code outlines regulations for any proposed or existing underground storage facilities. The regulations provide design, permitting, installation, modification, repair, replacement and continuing operation requirements and criteria. In addition, monitoring devices, inventory control practices and pressure testing of fuel storage tanks is required. The Storage Tank Section of DERM should be contacted for permitting requirements in this regard, if any fuel storage facility is requested.

C-08 #Z2003000190 Devon Ramcharan Page 3

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Devon Ramcharan

This Department has no objections to this application.

Driveways to NW 7 Ave. must meet current F.D.O.T. access management requirements; contact the district office at 305-470-5367 for driveway and drainage permits.

The applicant must dedicate the 25 foot radius return at the intersection of NW 96 St. and NW 7 Ave.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This project meets traffic concurrency because it lies within the urban infill area where traffic concurrency does not apply.

Raul A. Pino, P.L.S.

SEP. 03 2003

TEAM METRO CALEB OFFICE

ENFORCEMENT HISTORY

DEVON RAMCHARAN	9600 NW 7 AVENUE, MIAMI- DADE COUNTY, FLORIDA
APPLICANT	ADDRESS
09-17-2003 DATE	03-190 HEARING NUMBER
CURRENT ENFORCEMENT HISTORY:	

CASE # Not available

8-19-2003 No violations observed. TO:

FROM:

Franklin Gutierrez, Agenda Coordinator

Department of Planning and Zoning

DATE:

August 28, 2003

SUBJECT:

Police Statistical Data for Community Council

Board #8 Zoning

Meeting on

September 17, 2003

Veronica M. Salom, Commander Budget and Planning Bureau Miami-Dade Police Department

The following information is furnished pursuant to your request for various police statistics, i.e., calls-for-service (CFS) data and Part I & II crimes information for uniform and non-uniform police units for seven locations. These locations are situated in the police grids listed below. Police grids are approximately one-half-mile by one-half-mile in diameter. Therefore, the information provided for the grids corresponding to the following locations may include information from other locations within the grid.

Grid 1245 W. R. C. Properties, Inc.; Hearing # 01-417 Location: Lying on the west side of NW 57 Court and 400' south of Blue Lagoon Drive.

Grid 682 Philoma Lubin; Hearing # 02-67 Location: 1101 NW 106 Street.

Grid 1076 Antonio R. Cruz; Hearing # 03-121 Location: Lying approximately 225' east of NW 29 Avenue and north of NW 24 Street.

Grid 966 A & S Management, Inc.; Hearing # 03-155 Location: Lying on the south side of NW 53 Street and approximately 120' west of NW 31 Avenue, A/K/A: 3104 NW 53 Street.

Grid 918 A & S Management, Inc.; Hearing # 03-156 Location: Lying on the south side of NW 56 Street and lying approximately 80' west of NW 24 Avenue, A/K/A 2422 NW 56 Street.

Grid 792 Lawrence and Tunga Clayton; Hearing # 03-187 Location: 2370 NW 86 Terrace.

Grid 683 Devon Ramcharan; Hearing #03-190 Location: The northwest corner of NW 96 Street and NW 7 Avenue, A/K/A 9600 NW 7 Avenue.

There are seven attachments which represent the above seven hearings; each has a grid-map cover sheet showing the locations with their respective grids highlighted. Data provided is for Calendar Year 2002 and January through July of 2003, and is inclusive of Unincorporated Miami-Dade County. CFS data and Part I & II crime information were extracted from the Crime Information Warehouse on August 25, 2003, and are subject to change due to cases being reconciled based on the most current information. CFS data includes police dispatch signals 13 through 55. Part I crimes include the crime categories of murder/non-negligent manslaughter, forcible sex offenses, robbery, aggravated assault/stalking, burglary, larceny/thefts, motor vehicle theft, and arson.

A summary of the information requested is shown below:

Grid Number	Hearing	Total Calls	s-For-Service	Total Part	& II Crimes
(Address*)	Numbers	2002	2003	2002	2003
			(Jan-Jul)		(Jan-Jul)
1245	01-417	1404	867	117	. 78
682	02-67	3528	1886	463	248
1101 NW 106 ST*	02-01	1*	0*	403	240
1076	03-121	2383	1771	222	124
966	03-155	4212	2360	412	221
3104 NW 53 St*	03-133	0*	0*	412	221
918	03-156	4644	2773	439	270
2422 NW 56 St*	03-130	0*	0*	438	2/0
792	03-187	2756	1797	287	100
2370 NW 87 Ter*	03-107	0*	0*	201	166
683	03-190	4277	2628	300	275
9600 NW 7 Av*	03-190	43*	65*	390	275

^{*}Note: When a hearing site has an existing, complete address, specific CFS can be attributed to it as reflected above.

Should you require additional information or assistance, please contact Sergeant Patricia Addison Rutherford, at 305-471-2514.

VMS/go Attachments (7)

Mi-Dade Police Departmer Summarized Grid Information By Signal For 2002-01-01 Thru 2002-12-31



Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("0683")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
0683	13	SPECIAL INFORMATION/ASSIGNMENT	275
	14	CONDUCT INVESTIGATION	617
	15	MEET AN OFFICER	1208
	16	D.U.I.	3
	17	TRAFFIC ACCIDENT	200
	18	HIT AND RUN	37
	19	TRAFFIC STOP	219
	20	TRAFFIC DETAIL	10
	21	LOST OR STOLEN TAG	67
	22	AUTO THEFT	125
	25	BURGLAR ALARM RINGING	142
	26	BURGLARY	139
	27	LARCENY	60
	28	VANDALISM	43
	29	ROBBERY	33
	32	ASSAULT	210
	33	SEX OFFENSE	5
	34	DISTURBANCE	547
1	35	INTOXICATED PERSON - MYERS ACT	1
	36	MISSING PERSON	42
	37	SUSPICIOUS VEHICLE	21
	38	SUSPICIOUS PERSON	38

iami-Dade Police Departm t **Summarized Grid Information By Signal** For 2002-01-01 Thru 2002-12-31



Report: X:\CIW\Reports\DI7F22~1.IMR

Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("0683")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
0683.	39	PRISONER	116
	41	SICK OR INJURED PERSON	49
	43	BAKER ACT	13
	44	ATTEMPTED SUICIDE	4
	45	DEAD ON ARRIVAL	5
	47	BOMB OR EXPLOSIVE ALERT	3
	49	FIRE	4
	52	NARCOTICS INVESTIGATION	15
	54	FRAUD	24
	5 5	WEAPONS VIOLATION	2

Total Signals for Grid 0683:

4277

Total Reported: 2920

Total Not Reported: 1357

Total for All Grids: 4277

M mi-Dade Police Departmer Summarized Grid Information By Signal For 2003-01-01 Thru 2003-07-31



Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-08-01") and (Dis.Grid in ("0683")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
0683	13	SPECIAL INFORMATION/ASSIGNMENT	173
	14	CONDUCT INVESTIGATION	343
	15	MEET AN OFFICER	790
	16	D.U.I.	1
	17	TRAFFIC ACCIDENT	102
	18	HIT AND RUN	16
	19	TRAFFIC STOP	149
	20	TRAFFIC DETAIL	22
	21	LOST OR STOLEN TAG	20
	22	AUTO THEFT	58
	25	BURGLAR ALARM RINGING	42
	26	BURGLARY	100
	27	LARCENY	34
	28	VANDALISM	35
	29	ROBBERY	12
	30	SHOOTING	3
	32	ASSAULT	154
	33	SEX OFFENSE	10
	34	DISTURBANCE	312
	36	MISSING PERSON	15
	37	SUSPICIOUS VEHICLE	27
	38	SUSPICIOUS PERSON	27

Report: X:\CIW\Reports\Di7F22~1.IMR

Date: 8/25/2003

iami-Dade Police Departm 🗡 Summarized Grid Information By Signal For 2003-01-01 Thru 2003-07-31



Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-08-01") and (Dis.Grid in ("0683")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring (1201) '030',1,3))

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
0683.	39	PRISONER	63
	41	SICK OR INJURED PERSON	34
	43	BAKER ACT	4
	44	ATTEMPTED SUICIDE	4
	45	DEAD ON ARRIVAL	4
	49	FIRE	7
	52	NARCOTICS INVESTIGATION	56
	53	ABDUCTION	1
	54	FRAUD	9
	55	WEAPONS VIOLATION	1

Total Signals for Grid 0683:

2628

Total Reported: 1854

Total Not Reported: 774

Total for All Grids: 2628

Report: X:\CIW\Reports\D!7F22~1.IMR

Date: 8/25/2003

Page 2



Address Query for Events occurring at 9600 NW 7 AV For 2002-01-01 Thru 2002-12-31

Crime Information Wareh

Crime information W.

Detail Filter: Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01" and Dis.Police District Code in ("A", "E", "C", "D", "H", "Q", "I", "K", "M", "N", "", "ZZ", "P") and Dis.Incident Address contains "9600 NW 7 AV" and Dis.Reporting Agency Code = substring ("030", 1, 3) and Dis.Primary Unit not contains 'SB'

	D:-4	Grid	400	Complaint	Case	Sig	Sig	Rcvd	Disp	1st Arriv	1et Arriv	
Incident	Dist	Gna	AUP	Complaint Date	Number	Pre	Suf	Time	Time	Time	Unit	ĺ
Address		0693	1	01/22/2002	0041419A		21	11:14:00	11:14:00	11:14:00		
9600 NW 7 AV	N	0683 0683	1	01/22/2002	00414137	1	34	17:22:00	17:35:00	17:35:00	N0000	l
9600 NW 7 AV	N	0683	1	03/13/2002	0140092A		34	15:44:00	16:32:00	16:54:00	N3303	
9600 NW 7 AV	N		1 1	03/13/2002	0153969A		14	14:54:00	14:54:00	14:59:00	N3103	
9600 NW 7 AV	N	0683	1 1	03/20/2002	01003037		15	15:37:00	15:37:00	15:45:00	N2304	
9600 NW 7 AV	N	0683	1	03/20/2002		2	15	14:55:00	14:55:00	15:03:00	112004	
9600 NW 7 AV	N	0683	1		0205298A		34	10:58:00	11:15:00	11:15:00	N2104	
9600 NW 7 AV	N	0683	1	04/15/2002	02052507		15	11:16:00	11:16:00	11:16:00	N2104	
9600 NW 7 AV	N	0683	1	04/15/2002			15	11:16:00	11:16:00	11:16:00	N2204	
9600 NW 7 AV	N	0683	1	04/15/2002	0234208A	2	34	16:51:00	16:57:00	17:03:00	N3206	
9600 NW 7 AV	, N	0683	1	04/29/2002		*	34	12:12:00	12:25:00	12:28:00	N2507	
9600 NW 7 AV	N	0683	1	04/30/2002	0235770A			09:26:00	09:26:00	09:28:00	N2380	
9600 NW 7 AV	N	0683	1	05/16/2002	00775404		22R	17:16:00	17:33:00	17:53:00	N3380	l
9600 NW 7 AV	N	0683	1	05/20/2002	0277518A	l	54			12:09:00	N2105	1
9600 NW 7 AV	N	0683	1	06/02/2002	0302870A		22	11:49:00	11:58:00			l
9600 NW 7 AV	N	0683	1	06/02/2002	0303021A	1	26C	13:47:00	13:47:00	13:47:00	N2105	l
9600 NW 7 AV	N	0683	1	07/08/2002	0375483A	1	22	11:32:00	11:44:00	11:44:00	N2102	1
9600 NW 7 AV	N	0683	1	07/09/2002	0378312A		54	20:10:00	20:12:00	20:43:00	N3407	
9600 NW 7 AV	N	0683	1	07/20/2002	0399607A	1	34	10:22:00	10:25:00	10:36:00	N2502	
9600 NW 7 AV	N	0683	1	07/25/2002	0409997A	1	34	16:16:00	16:52:00	17:04:00	N3502	
9600 NW 7 AV	N	0683	1	10/09/2002	0560180A		22JO	1	16:49:00	17:08:00	N3107	
9600 NW 7 AV	N	0683	1	10/12/2002	0565457A	1	21	10:13:00	Ì	10:50:00	N2280	1
9600 NW 7 AV	N	0683	1	11/03/2002	0609123A	ļ	26C	12:05:00	l	12:26:00	N2106	
9600 NW 7 AV	N	0683	1	11/18/2002	0637734A		14	13:18:00		13:20:00	N2200	l
9600 NW 7 AV	N	0683	1	11/18/2002		1	15	13:19:00	13:19:00	13:25:00	ļ	
9600 NW 7 AV	N	0683	1	11/18/2002		l	15	13:20:00	13:20:00	13:20:00		
9600 NW 7 AV	N	0683	1	11/19/2002	0640298A	1	22JO	18:43:00	18:43:00	19:01:00	N3380	l
9600 NW 7 AV	N	0683	1	11/20/2002	0641060A	1	34	07:24:00	07:28:00	07:28:00	N2207	1
9600 NW 7 AV	N	0683	1	11/20/2002		1	15	07:28:00	07:28:00	07:28:00	N2207	1
9600 NW 7 AV	N	0683	1	11/20/2002	l	1	22R	07:58:00	07:58:00	07:58:00	N2503	1
9600 NW 7 AV	N	0683	1	12/13/2002	0685183A	l	14	13:01:00	13:22:00	13:22:00	N2502	1
9600 NW 7 AV	N	0683	1	12/17/2002	0692932A	1	34	12:37:00	12:38:00	12:43:00	N2505	1
9600 NW 7 AV/AUTO CONNECT	N	0683	1	12/13/2002	0685285A	1	34	14:12:00	14:42:00	14:50:00	N3108	
9600 NW 7 AV/AUTO CONNECT	N	0683	1	12/13/2002			15	14:42:00	14:42:00	14:50:00	l	
9600 NW 7 AV/B & L AUTO	N	0683	1	01/31/2002	0059858A	i	32JO	17:32:00	17:35:00	17:42:00	N3209	1
9600 NW 7 AV/B&L AUTO	N	0683	1	04/26/2002	0227572A	1	26C	09:58:00	10:04:00	10:09:00	N2508	
9600 NW 7 AV/B&L AUTO	N	0683	1	05/15/2002		l	22	19:34:00	20:18:00	20:39:00	N3380	1
9600 NW 7 AV/B&L AUTO CONN	N	0683	1	10/10/2002	0562414A	1	34	18:02:00	19:32:00	19:42:00	N3507	1
9600 NW 7 AV/B&L AUTO CONNECT	N	0683	1	03/12/2002	0137997A	1	26V	16:33:00	16:33:00	16:33:00		
9600 NW 7 AV/BW ARR	N	0683	1	04/18/2002	0212387A		39	1	19:11:00	19:11:00	N3510].
	N	0683	1		0696921A		34	1		14:24:00	N2306	
		0683	1	1	1		27		1	l .	N3106	
		0683	1				15		L	1	1	
	1		1	ł .	0562499A		39	I	1		1	1
9600 NW 7 AV/B&L AUTO CONN 9600 NW 7 AV/B&L AUTO CONNECT	N N	0683 0683 0683 0683 0683	1 1 1 1 1	10/10/2002 03/12/2002	0137997A 0212387A		34 26V 39 34 27 15	18:02:00 16:33:00 19:11:00 13:50:00 17:45:00 17:45:00	19:32:00 16:33:00	19:42:00 16:33:00 19:11:00 14:24:00 17:45:00 17:45:00	N3507 N3510 N2306	



Address Query for Events occurring at 9500 NW 7 AV For 2003-01-01 Thru 2003-07-31

Crime Information Wareh

Miami-Dade Police Department

Detail Filter: Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-08-01" and Dis.Police District Code in ("A", "E", "C", "D", "H", "Q", "I", "K", "M", "N", "", "ZZ", "P") and Dis.Incident Address contains "9600 NW 7 AV" and Dis.Reporting Agency Code = substring ("030", 1, 3) and Dis.Primary Unit not contains 'SB'

In ald and	Dist	Grid	AOP	Complaint	Case	Sig	Sig	Rcvd	Disp	1st Arriv	1st Arriv
Incident Address	Dist	Grid	AUF	Date		Pre	Suf	Time	Time	Time	Unit
19600 NW 7 AV	-	0120	1	03/02/2003			25A	16:10:28	16:23:38	16:23:38	10000
9600 NW 7 AV	N	0683	1	01/23/2003	0042701B		34	18:12:00	18:13:00	18:13:00	N3101
9600 NW 7 AV	N N	0683	1	01/23/2003		1	15	18:13:00	18:13:00	18:13:00	N3101
9600 NW 7 AV	N	0683	1	01/24/2003	0043788B		26C	09:31:00	09:49:00	09:55:00	N2102
9600 NW 7 AV	N	0683	1	01/31/2003	0057073B		34	11:39:00	11:39:00	11:50:00	N2303
9600 NW 7 AV	N	0683	1	02/12/2003	0079991B		22JO	14:14:00	14:16:00	14:16:00	N3103
9600 NW 7 AV	N	0683	1	02/25/2003	0104965B		29JO	18:28:02	18:36:06	18:36:06	N2204
9600 NW 7 AV	N	0683	1	02/25/2003	}	1	14	18:29:16	18:35:42	18:35:42	N0000
9600 NW 7 AV	N	0683	1	02/25/2003	ł	1	15	18:46:01	18: 4 6:01	18:46:01	N2204
9600 NW 7 AV	, N	0683	1	03/12/2003	0134382B		22R	17:35:49	17:36:17	17:43:17	N3109
9600 NW 7 AV	N	0683	1	03/20/2003	0150699B	ļ	37	21:29:54	21:31:47	21:31:47	N3500
9600 NW 7 AV	N	0683	1	03/20/2003			15	21:32:36	21:32:36	21:32:36	N3500
9600 NW 7 AV	N	0683	1	04/07/2003	0184420B	l	34	12:28:23	13:15:42	13:21:00	N2106
9600 NW 7 AV	N	0683	1	04/07/2003		ļ	15	13:15:51	13:15:51	13:21:00	N2106
9600 NW 7 AV	N	0683	1	05/17/2003	0263414B	1	22	12:02:38	12:11:36	12:22:00	N2506
9600 NW 7 AV	N	0683	1	05/22/2003	0273288B	1	17	13:51:39	14:06:16	14:27:00	N2307
9600 NW 7 AV	N	0683	1	05/28/2003	0284157B		34	10:41:03	10:43:28	10:50:00	N2506
9600 NW 7 AV	N	0683	1	06/04/2003	0298599B	1	28	17:02:56	17:20:26	17:33:26	N3101
9600 NW 7 AV	N	0683	1	06/21/2003	0332596B	1	34	17:51:04	18:38:23	18:38:23	N3101
9600 NW 7 AV	N	0683	1	06/21/2003			15	18:38:26	18:38:26	18:38:26	N3101
9600 NW 7 AV	N	0683	1	06/24/2003	0338068B	İ	26C	17:48:21	17:50:37	18:00:00	N3408
9600 NW 7 AV	N	0683	1	06/25/2003	0339531B		38	13:08:50	13:10:15	13:10:15	N2201
9600 NW 7 AV	N	0683	1	06/25/2003	0339568B	l	38DL	13:31:13	13:31:13	13:31:13	N6217
9600 NW 7 AV	N	0683	1	06/25/2003		1	15DL	13:10:42	i	13:10:42	N2201
9600 NW 7 AV	N	0683	1	06/26/2003	0342527B	1	22	21:02:23	21:38:47	21:46:28	N3280
9600 NW 7 AV	N	0683	1	06/30/2003	0349396B	1	34	12:58:23	l	14:13:41	N2308
9600 NW 7 AV	N	0683	1 1	06/30/2003	0349598B	١,	34	15:12:04	i i	16:19:00	N3507 N3508
9600 NW 7 AV	N	0683	1	06/30/2003	0349803B	2	34	17:55:21	1	17:58:09 17:55:42	N0000
9600 NW 7 AV	N	0683	1	06/30/2003			14	17:54:00	1		N3504
9600 NW 7 AV	N	0683	1	06/30/2003			15 15DL	18:06:57 18:07:14	18:06:57 18:07:14	18:55:00 18:07:14	N3508
9600 NW 7 AV	N	0683	1 1	06/30/2003	0257400B		14	07:33:42	07:35:53	07:46:06	N2501
9600 NW 7 AV	N	0683 0683	1 1	07/04/2003 07/04/2003	0357190B 0357295B		14	09:26:05	07:35:55	09:26:25	N2301
9600 NW 7 AV	N N	0683		07/04/2003	03372935		15	09:27:17		09:27:17	N2301
	N	0683	1	07/04/2003			15	1	09:27:54	09:30:21	1 12001
9600 NW 7 AV 9600 NW 7 AV	N	0683		07/05/2003	0359540B	1	26P	1	14:17:00	14:17:00	N2201
9600 NW 7 AV	N	0683	1	07/05/2003	03333405	1	15	14:17:11		14:17:11	N2201
9600 NW 7 AV	N	0683	1	07/07/2003	0363149B	1	34	14:40:55		14:51:00	N3506
9600 NW 7 AV	N	0683	1	07/07/2003	00001405	1	15	14:42:16	Į.	14:52:00	
9600 NW 7 AV	N	0683	1	07/09/2003	0366724B		28	10:23:03	1	10:23:03	
9600 NW 7 AV	N	0683		07/17/2003	0382255B	1	34	13:43:57		15:04:35	N3102
9600 NW 7 AV	l N	0683	1	07/21/2003	0389821B		34	17:29:00	1	17:47:04	N3501
9600 NW 7 AV	N	0683		07/26/2003	0399752B		34	20:08:21	1	20:09:29	N3303
9600 NW 7 AV	Q	0683	1	03/13/2003		1	13	14:52:06	I	14:52:06	RB346
9600 NW 7 AV NORTHSIDE	N N	0683	1	02/19/2003	0093525B		34	16:47:00	1	18:20:00	N3101
Land The Control of t			1 -	J 3/2000	1 22222			1.5. 11.50	1.5.25.50		1

Report: X:\CIW\Reports\DI3623~1.IMR

Date: 8/25/2003



M' ni-Dade Police Departmen' Address Query for Events occurring at 9600 NW 7 AV For 2003-01-01 Thru 2003-07-31

For 2003-01-01 Thru 2003-07-31

Crime Information Wareh

Detail Filter: Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-08-01" and Dis.Police District Code in ("A", "E", "C", "D", "H", "Q", "I', "K", "M", "N", "", "ZZ", "P") and Dis.Incident Address contains "9600 NW 7 AV" and Dis.Reporting Agency Code = substring ("030", 1,3) and Dis.Primary Unit not contains 'SB'

Incident Address	Dist	Grid	AOP	Complaint Date	Case Number	Sig Pre		Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit	
9600 NW 7 AV NORTHSIDE	N	0683	1	02/19/2003			15	17:49:00	17:49:00	17:49:00	N3103	ĺ
9600 NW 7 AV NORTHSIDE	N	0683	1	02/19/2003			15	18:20:00	18:20:00	18:20:00	N3103	l
9600 NW 7 AV REF INV	N	0683	1	07/04/2003			13	11:19:52	11:19:52	11:19:52	N6271	1
9600 NW 7 AV REF INV	N	0683	1	07/04/2003			15	11:20:03	11:20:03	11:20:03	N6271	ĺ
9600 NW 7 AV/09'D IN ERROR C33	N	0683	1	06/25/2003			13	13:20:31	13:20:52	13:20:52	N0000	
9600 NW 7 AV/09'D IN ERROR C33	N	0683	1	06/25/2003			15DL	13:23:02	13:23:02	13:23:02	N6216	
9600 NW 7 AV/09'D IN ERROR C33	N	0683	1	06/25/2003			38DL	13:20:33	13:20:33	13:20:33	N6216	
9600 NW 7 AV/26P	N	0683	1	07/07/2003			15	23:24:44	23:24:44	23:24:44	N1509	l
9600 NW 7 AV/26P	N	0683	1	07/07/2003			15	23:24:53	23:24:53	23:24:53	N1504	l
9600 NW 7 AV/26P	N	0683	1	07/07/2003			15	23:24:56	23:24:56	23:24:56	N1505	
9600 NW 7 AV/26P	N	0683	1	07/07/2003			15	23:35:58	23:35:58	23:35:00	N1504	
9600 NW 7 AV/26P	N	0683	1 1	07/07/2003			15	23:42:43	23:42:43	23:42:43	N3404	ĺ
9600 NW 7 AV/B& L AUTO	N	0683	1	07/01/2003	0350911B	,	34	09:11:17	09:11:36	09:13:00	N2505	
9600 NW 7 AV/B&L AUTO CONNECTI	N	0683	1	06/11/2003	0311922B		34	13:33:50	14:20:26	14:31:00	N2308	
9600 NW 7 AV/CAR LOT	N	0683	1	07/06/2003	0361757B		14	19:07:08	19:07:54	19:07:54	N3308	
9600 NW 7 AV/CAR LOT	N	0683	1	07/06/2003			15	19:08:33	19:08:33	19:15:43		
9600 NW 7 AV/CAR LOT	N	0683	1	07/06/2003			15	19:17:56	19:17:56	19:21:56	N3303	
9600 NW 7 AV/CAR LOT	N	0683	1	07/06/2003			15	19:18:11	19:18:11	19:18:11	N3308	
:9600 NW 7 AV	N	0683	1	06/09/2003	0308811B		37	20:48:27	20:50:40	20:50:40	N6273	
:9600 NW 7 AV	N	0683	1	06/09/2003			15	21:44:39	21:44:39	21:44:39	N6273	





MIAMI-DADE POLICE DEPARTMENT Part I and Part II Crimes w/o AC For Specific Grids From 2002-01-01 Thru 2002-12-31 YEAR: 2002

Crime Information Warehouse

Grld(s): 0683

Part I Crimes	Crimes
Grid 0683	
090A - MURDER - NONNEG MANSLAUGHTER	1
110A - RAPE	1
110B - SODOMY	2
1200 - ROBBERY	25
130A - AGGRAVATED ASSAULT	33
2200 - BURGLARY	47
230A - POCKET PICKING	1
230C - SHOPLIFTING	11
230F - SHOPLIFTING FROM A MOTOR VEHICLE	44
230G - SHOPLIFTING ALL OTHERS	90
2400 - MOTOR VEHICLE THEFT	58
Grid 0683 TOTAL	313
Total Part I :	313



MIAMI-DADE POLICE DEPARTMENT art I and Part II Crimes w/o AOA For Specific Grids From 2002-01-01 Thru 2002-12-31 YEAR: 2002

Crime Information Warehouse

Grid(s): 0683

PART II Crimes	Total * Crimes
Grid 0683	
2000 - ARSON	1
130B - SIMPLE ASSAULT	46
130E - SIMPLE STALKING	2
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	9
260A - FRAUD CON/SWINDLE/FALSE PRET.	7
260B - FRAUD CREDIT CARD/ATM	4
260D - IMPERSONATION	8
Grid	0683 TOTAL 77
Total PART II :	77

Grand Total:

390

Detail Filter: Ol.Incident From Date Time >= "2002-01-01" and Ol.Incident From Date Time < "2003-01-01" and Ol.Offense.Ucr Code in ('090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230B', '230C', '230D', '230E', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '1000', '2000') and Ol.Reporting_Agency_Code = '030' and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and Ol.Grid in ("0683")



MIAMI-DADE POLICE DEPARTMENT Part I and Part II Crimes w/o AC For Specific Grids From 2003-01-01 Thru 2003-07-31 YEAR: 2003

Crime Information Warehouse

Grid(s): 0683

Part I Crimes	Total Crimes
Grid 0683	
110A - RAPE	2
110C - FONDLING	2
1200 - ROBBERY	12
130A - AGGRAVATED ASSAULT	25
2200 - BURGLARY	39
230B - PURSE SNATCHING	1
230C - SHOPLIFTING	5
230F - SHOPLIFTING FROM A MOTOR VEHICLE	38
230G - SHOPLIFTING ALL OTHERS	53
2400 - MOTOR VEHICLE THEFT	22
Gr	rid 0683 TOTAL 199
Total Part I :	199



Total PART II:

art I and Part II Crimes w/o AOA For Specific Grids From 2003-01-01 Thru 2003-07-31

)3-01-01 Thru 2003-07-3 YEAR: 2003

Grid(s): 0683

Total PART II Crimes **Crimes** Grid 0683 1000 - KIDNAPPING - ABDUCTION 1 2000 - ARSON 1 130B - SIMPLE ASSAULT 42 350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF 22 260A - FRAUD CON/SWINDLE/FALSE PRET. 3 260B - FRAUD CREDIT CARD/ATM 2 260D - IMPERSONATION 5 Grid 0683 TOTAL 76

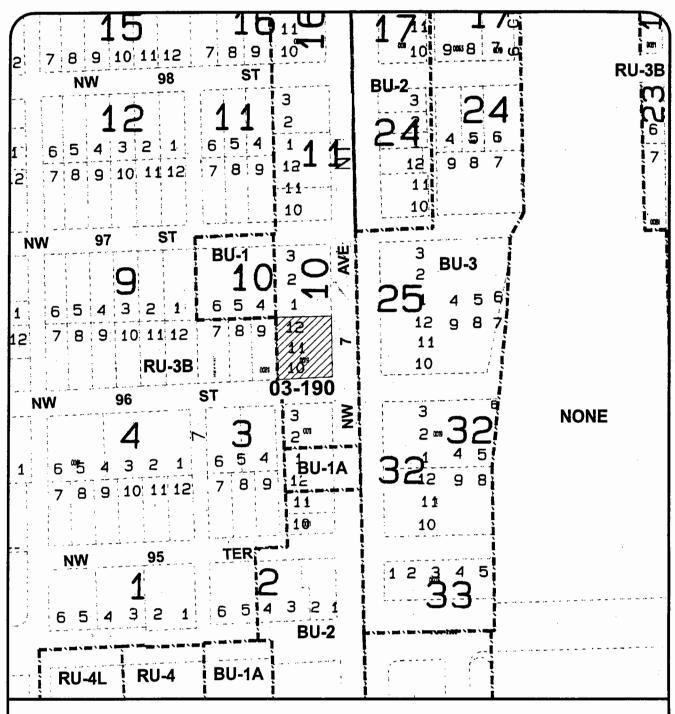
Grand Total:

275

76

Crime Information Warehouse

Detail Filter: Ol.Incident From Date Time >= "2003-01-01" and Ol.Incident From Date Time < "2003-08-01" and Ol.Offense.Ucr Code in ('090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230G', '2400', '090C', '130B', '130B', '130B', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '1000', '2000') and Ol.Reporting_Agency_Code = '030' and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and Ol.Grid in ("0683")



MIAMI-DADE COUNTY

HEARING MAP

Section: 02 Township: 53 Range: 41

Process Number: 03-190

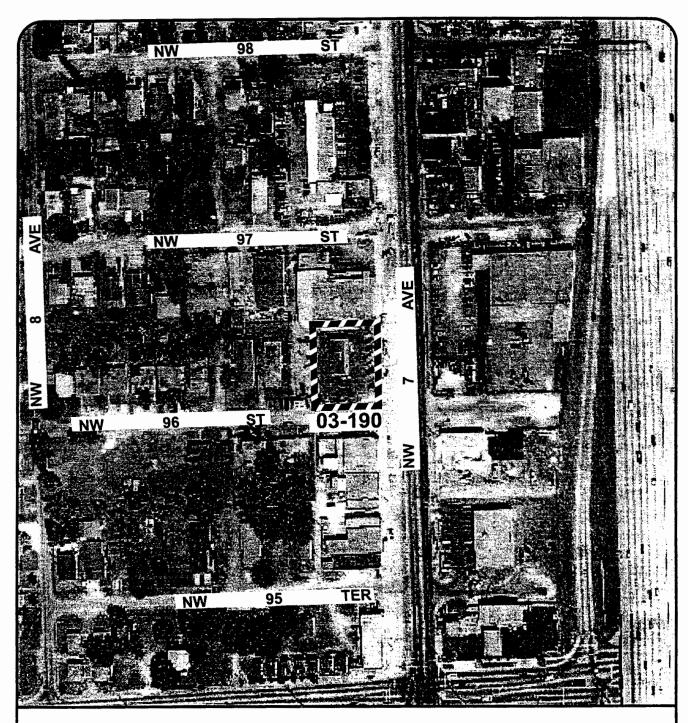
Applicant: DAVID RAMCHARAN

District Number: 02 Zoning Board: C08 Drafter ID: CIRO Scale: 1:200'



SUBJECT PROPERTY





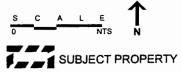
MIAMI-DADE COUNTY **AERIAL**

Section: 02 Township: 53 Range: 41

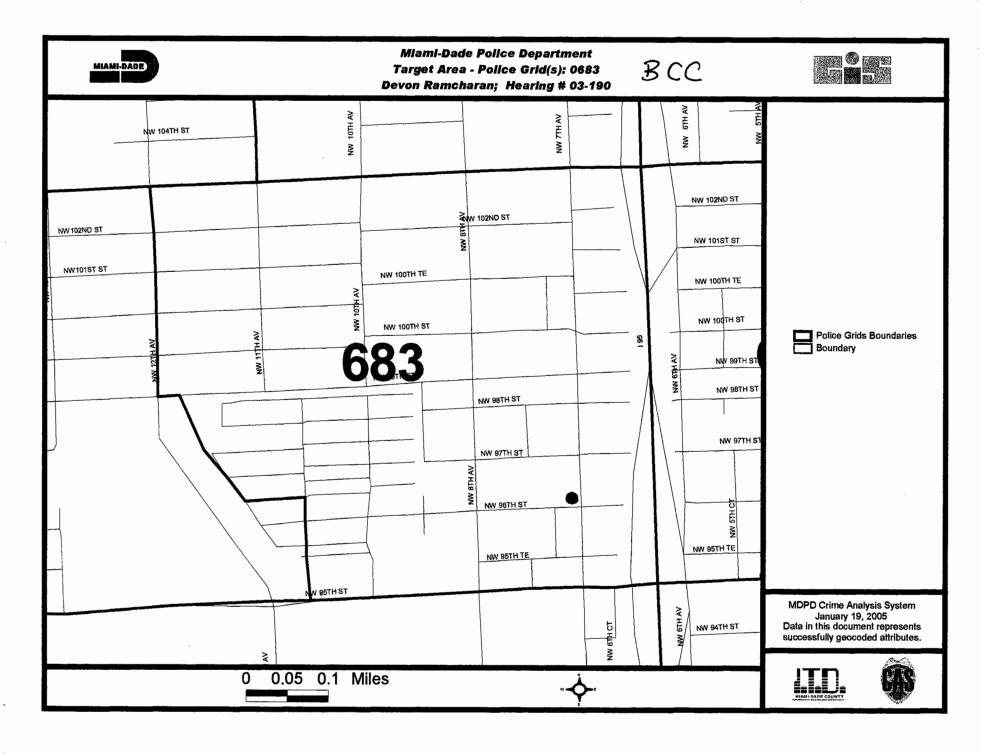
Process Number: 03-190

Applicant: DAVID RAMCHARAN

District Number: 02 Zoning Board: C08 Drafter ID: CIRO Scale: NTS









Miami-Dade Police Department Address Query for Events occurring at 9600 NW 7 For 2002-01-14 Thru 2005-01-14

Crime Information Warehouse

Detail Filter: Dis.Complaint Date >= "2002-01-14" and Dis.Complaint Date < "2005-01-15" and Dis.Police District Code in ("A", "B", "C", "D", "E", "H", "I", "J", "K", "L", "M", "N", "P", "C", "R", "ZZ") and Dis.Incident Address contains "9600 NW 7" and Dis.Reporting Agency Code = substring ("030", 1, 3) and Common and Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")

Incident Address	Dis	Grid	AOP	Complaint Date	Day of Wk	Call Rcvd Time	Complaint Name	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit	Ëvent Number	Rp Wr YN
19600 NW 7 AV	Q	0120	3	08/17/2004	TUE	09:22:17				13	09:22:17	09:22:17	09:22:17	Z3306	42174341	N
19600 NW7 AV	Q	0120	3	08/18/2004	WED	11:52:40		ĺ	ł	13	11:52:40	11:52:40	11:52:40	Z3306	42185452	N
9600 NW 7 AV	N	0683	1	01/22/2002	TUE	11:14:00	DOMINGUEZ, LISSE	0041419A	l	21	11:14:00	11:14:00	11:14:00		20207572	Y
9600 NW 7 AV	N	0683	1	03/13/2002	WED	15:44:00	BERNARD, MR	0140092A	ł	34	15:44:00	16:32:00	16:54:00	N3303	20705681	N
9600 NW 7 AV	N	0683	1	03/20/2002	WED	14:54:00	MIAMI MOTOR	0153969A	1	14	14:54:00	14:54:00	14:59:00	N3103	20776184	Y
9600 NW 7 AV	N	0683	1	03/20/2002	WED	15:37:00	MIAMI MOTOR			15	15:37:00	15:37:00	15:45:00	N2304	20776757	N-
9600 NW 7 AV	N	0683	1	03/20/2002	WED	14:55:00	MIAMI MOTOR		2	15	14:55:00	14:55:00	15:03:00		20776198	N
9600 NW 7 AV	N	0683	1	04/15/2002	MON	10:58:00	RICARDO	0205298A		34	10:58:00	11:15:00	11:15:00	N2104	21030354	N
9600 NW 7 AV	N	0683	1	04/15/2002	MON	11:16:00	RICARDO			15	11:16:00	11:16:00	11:16:00	N2104	21030484	N
9600 NW 7 AV	N	0683	1	04/15/2002	MON	11:16:00	RICARDO		l	15	11:16:00	11:16:00	11:16:00	N2204	21030481	N
9600 NW 7 AV	N	0683	1	04/29/2002	MON	16:51:00	BARARO,MR	0234208A	2	34	16:51:00	16:57:00	17:03:00	N3206	21173721	N
9600 NW 7 AV	N	0683	11	04/30/2002	TUE	12:12:00	BARBARO	0235770A		34	12:12:00	12:25:00	12:28:00	N2507	21181380	N
9600 NW 7 AV	N	0683	1	05/16/2002	THU	09:26:00	MATOS,MR			22R	09:26:00	09:26:00	09:28:00	N2380	21347161	N
9600 NW 7 AV	N	0683	1	05/20/2002	MON	17:16:00	DOMINGUEZ,MR	0277518A		54	17:16:00	17:33:00	17:53:00	N3380	21390444	N
9600 NW 7 AV	N	0683	1	06/02/2002	SUN	11:49:00	BARBARO,MR	0302870A		22	11:49:00	11:58:00	12:09:00	N2105	21517931	Y
9600 NW 7 AV	N	0683	1	06/02/2002	SUN	13:47:00		0303021A	l	26C	13:47:00	13:47:00	13:47:00	N2105	21518565	Y
9600 NW 7 AV	N	0683	1	07/08/2002	MON	11:32:00	MR MATOS	0375483A		22	11:32:00	11:44:00	11:44:00	N2102	21878697	
9600 NW 7 AV	N	0683	1	07/09/2002	TUE	20:10:00	DOMINGUEZ, RICAR	0378312A	ĺ	54	20:10:00	20:12:00	20:43:00	N3407	21892686	N
9600 NW 7 AV	N	0683	1	07/20/2002	SAT	10:22:00	ROSETTA	0399607A	l	34	10:22:00	10:25:00	10:36:00	N2502	22000399	N
9600 NW 7 AV	N	0683	11	07/25/2002	THU	16:16:00	JOHN DOLE	0409997A		34	16:16:00	16:52:00	17:04:00	N3502	22052856	N
9600 NW 7 AV	N	0683	1	10/09/2002	WED	16:28:00	DOMINGUEZ,MR.	0560180A	1	22JC	16:28:00	16:49:00	17:08:00	N3107	22814034	[Y]
9600 NW 7 AV	N	0683	1	10/12/2002	SAT	10:13:00	PADILLA, MARLON	0565457A	Į.	21	10:13:00	10:40:00	10:50:00	N2280	22842928	Y
9600 NW 7 AV	N	0683	1	11/03/2002	SUN	12:05:00	JAKE	0609123A		26C	12:05:00	12:25:00	12:26:00	N2106	23063496	Y
9600 NW 7 AV	N	0683	1	11/18/2002	MON	13:18:00	RICARDO	0637734A	l	14	13:18:00	13:18:00	13:20:00	N2200	23215020	[Y]
9600 NW 7 AV	N	0683	1	11/18/2002	MON	13:19:00	MTF			15	13:19:00	13:19:00	13:25:00		23215025	N
9600 NW 7 AV	N	0683	[1]	11/18/2002	MON	13:20:00	RICARDO		1	15	13:20:00	13:20:00	13:20:00		23215033	N
9600 NW 7 AV	N	0683	1	11/19/2002	TUE	18:43:00	BARBARO	0640298A	1	22JC	18:43:00	18:43:00	19:01:00	N3380	23227928	
9600 NW 7 AV	N	0683	1	11/20/2002	WED	07:24:00	MARTHA BURGIS	0641060A	l	34	07:24:00	07:28:00	07:28:00	N2207	23232414	N
9600 NW 7 AV	N	0683	11	11/20/2002	WED	07:28:00	MARTHA BURGIS		l	15	07:28:00	07:28:00	07:28:00	N2207	23232449	N
9600 NW 7 AV	N	0683	[1]	11/20/2002	WED	07:58:00				22R	07:58:00	07:58:00	07:58:00	N2503	23232742	N
9600 NW 7 AV	N	0683	1	12/13/2002	FRI	13:01:00	B & L AUTO CONN	0685183A	ĺ	14	13:01:00	13:22:00	13:22:00	N2502	23456277	N
9600 NW 7 AV	N	0683	11	12/17/2002	TUE	12:37:00	LUIS,MR	0692932A		34	12:37:00	12:38:00	12:43:00	N2505	23494272	Y
9600 NW 7 AV	N	0683	1	01/23/2003	THU	18:12:00	MR BONNEANNEE	0042701B		34	18:12:00	18:13:00	18:13:00	N3101	30221208	N
9600 NW 7 AV	N	0683	1	01/23/2003	THU	18:13:00	MR BONNEANNEE			15	18:13:00	18:13:00	18:13:00	N3101	30221228	N



Mlami-Dade Police Department Address Query for Events occurring at 9600 NW 7 For 2002-01-14 Thru 2005-01-14

Crime Information Warehouse

Detail Filter: Dis. Complaint Date >= "2002-01-14" and Dis. Complaint Date < "2005-01-15" and Dis. Police District Code in ("A", "B", "C", "D", "E", "H", "I", "J", "K", "L", "M", "N", "P", "Q", "R", "ZZ",) and Dis. Incident Address contains "9600 NW 7" and Dis. Reporting Agency Code = substring ("030", 1, 3,) and Common and Dis. Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "35", "35", "35", "35", "36", "37", "38", "37", "38", "42", "42", "43", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55", "5

Incident Address	Dis	Grid	AOP	Complaint Date	Day of Wk	Call Rovd Time	Complaint Name	Case Number	Sig Pre	Sig Suf	Rovd Time	Disp Time	1st Arriv Time	1st Arriv Unit	Event Number	Rp Wr YN
9600 NW 7 AV	N	0683	1	01/24/2003	FRI	09:31:00	JAKE	0043788B		26C	09;31:00	09:49:00	09:55:00	N2102	30227450	Y
9600 NW 7 AV	N I	0683	1	01/31/2003	FRI	11:39:00	OSCAR,EDDY	0057073B		34	11:39:00	11:39:00	11:50:00	N2303	30296768	N I
9600 NW 7 AV	N I	0683	1	02/12/2003	WED	14:14:00	FAXAS MR	0079991B	1	22JC	14:14:00	14:16:00	14:16:00	N3103	30414377	
9600 NW 7 AV	N	0683	1	02/25/2003	TUE	18:28:02	BARBARO,MR	0104965B		2910	18:28:02	18:36:06	18:36:06	N2204	30540002	Y
9600 NW 7 AV	N	0683	1	02/25/2003	TUE	18:46:01	BARBARO,MR		ŀ	15	18:46:01	18:46:01	18:46:01	N2204	30540130	N
9600 NW 7 AV	N	0683	1	03/12/2003	WED	17:35:49	DOMINGUEZ, MR	0134382B		22R	17:35:49	17:36:17	17:43:17	N3109	30686452	Y
9600 NW 7 AV	Q	0683	11	03/13/2003	THU	14:52:06				13	14:52:06	14:52:06	14:52:06	RB346	30695840	N
9600 NW 7 AV	N	0683	1	03/20/2003	THU	21:29:54	DOMINGUEZ,MR	0150 69 9B		37	21:29:54	21:31:47	21:31:47	N3500	30770137	Y
9600 NW 7 AV	N	0683	1	03/20/2003	THU	21:32:36	DOMINGUEZ,MR			15	21:32:36	21:32:36	21:32:36	N3500	30770160	N
9600 NW 7 AV	N	0683	1	04/07/2003	MON	12:28:23	SANCHEZ,MR	0184420B	1	34	12:28:23	13:15;42	13:21:00	N2106	30936201	N
9600 NW 7 AV	N	0683	1	04/07/2003	MON	13:15:51	SANCHEZ,MR			15	13:15:51	13:15:51	13:21:00	N2106	30936500	N
9600 NW 7 AV	N	0683	1	05/17/2003	SAT	12:02:38	RICK	0263414B		22	12:02:38	12:11:36	12:22:00	N2506	31330986	Y
9600 NW 7 AV	N	0683	1	05/22/2003	THU	13:51:39	UILLIAMS,MS	0273288B		17	13:51:39	14:06:16	14:27:00	N2307	31380716	Y
9600 NW 7 AV	N	0683	1	05/28/2003	WED	10:41:03	DOMINGUEZ, RICKY	0284157B		34	10:41:03	10:43:28	10:50:00	N2506	31435808	Y
9600 NW 7 AV	N	0683	1	06/04/2003	WED	17:02:56	ELIAS	0298599B		28	17:02:56	17:20:26	17:33:26	N3101	31507419	Y
9600 NW 7 AV	N	0683	1	06/21/2003	SAT	17:51:04	SAM,MR	0332596B		34	17:51:04	18:38:23	18:38:23	N3101	31669123	Y
9600 NW 7 AV	N	0683	1	06/21/2003	SAT	18:38:26	SAM,MR			15	18:38:26	18:38:26	18:38:26	N3101	31669433	N
9600 NW 7 AV	N	0683	11	06/24/2003	TUE	17:48:21	BOATWRIGHT, MR	0338068B	İ	26C	17:48:21	17:50:37	18:00:00	N3408	31694915	ΙΥ
9600 NW 7 AV	N	0683	1	06/25/2003	WED	13:08:50	DOMINGUEZ,MR	0339531B		38	13:08:50	13:10:15	13:10:15	N2201	31702050	N
9600 NW 7 AV	N	0683	1	06/25/2003	WED	13:31:13		0339568B	l	38DL	13:31:13	13:31:13	13:31:13	N6217	31702196	N
9600 NW 7 AV	N	0683	1	06/25/2003	WED	13:10:42	DOMINGUEZ,MR		ļ	15DL	13:10:42	13:10:42	13:10:42	N2201	31702061	N
9600 NW 7 AV	N	0683	1	06/26/2003	THU	21:02:23	DOMINGUEZ,MR	0342527B		22	21:02:23	21:38:47	21:46:28	N3280	31715880	N
9600 NW 7 AV	N	0683	1	06/30/2003	MON	12:58:23	LAMTROTH,MR	0349396B	ŀ	34	12:58:23	14:08:41	14:13:41	N2308	31747136	N
9600 NW 7 AV	N	0683	1	06/30/2003	MON	15:12:04	ELIAS	0349598B		34	15:12:04	16:12:46	16:19:00	N3507	31748326	N
9600 NW 7 AV	N	0683	1	06/30/2003	MON	17:55:21	RICKY DOMINGUEZ	0349803B	2	34	17:55:21	17:58:09	17:58:09	N3508	31749706	Y
9600 NW 7 AV	N	0683	1	06/30/2003	MON	18:06:57	RICKY DOMINGUEZ		l	15	18:06:57	18:06:57	18:55:00	N3504	31749827	N I
9600 NW 7 AV	N	0683	1	06/30/2003	MON	18:07:14	RICKY DOMINGUEZ		l	15DL	18:07:14	18:07:14	18:07:14	N3508	31749829	N I
9600 NW 7 AV	N	0683	1	07/04/2003	FRI	07:33:42	RODRIGUEZ,MR	0357190B		14	07:33:42	07:35:53	07:46:06	N2501	31784636	N
9600 NW 7 AV	N	0683	1	07/04/2003	FRI	09:26:05	JAVIER	0357295B		14	09:26:05	09:26:25	09:26:25	N2301	31785328	Y
9600 NW 7 AV	N	0683	1	07/04/2003	FRI	09:27:17	JAVIER		l	15	09:27:17	09:27:17	09:27:17	N2301	31785334	N
9600 NW 7 AV	N	0683	1	07/04/2003	FRI	09:27:54	JAVIER			15	09:27:54	09:27:54	09:30:21		31785338	N
9600 NW 7 AV	N	0683	1	07/05/2003	SAT	14:15:47	RODRIGUEZ,MR	0359540B		26P	14:15:47	14:17:00	14:17:00	N2201	31796166	N
9600 NW 7 AV	N	0683	1	07/05/2003	SAT	14:17:11	RODRIGUEZ, MR			15	14:17:11	14:17:11	14:17:11	N2201	31796177	N
9600 NW 7 AV	N	0683	1	07/07/2003	MON	14:40:55	DANIEL HYLAND	0363149B		34	14:40:55	14:41:54	14:51:00	N3506	31813032	N



Miami-Dade Police Department Address Query for Events occurring at 9600 NW 7 For 2002-01-14 Thru 2005-01-14

Crime Information Warehouse

Detail Filter: Dis. Complaint Date >= "2002-01-14" and Dis. Complaint Date < "2005-01-15" and Dis. Police District Code in ("A", "B", "C", "D", "E", "H", "I", "J", "K", "L", "M", "N", "P", "Q", "R", "ZZ",) and Dis. Incident Address contains "9600 NW 7" and Dis. Reporting Agency Code = substring ("030", 1, 3,) and Common and Dis. Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "33", "33", "34", "35", "38", "39", "39", "38", "39", "44", "45", "48", "48", "48", "48", "48", "48", "50", "51", "52", "53", "54", "55", "

incident Address	Dis	Grid	AOP	Complaint Date	Day of Wk	Call Rcvd Time	Complaint Name	Çase Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit	Event Number	Rp Wr YN	
9600 NW 7 AV	N	0683	1	07/07/2003	MON	14:42:16	DANIEL HYLAND			15	14:42:16	14:42:16	14:52:00		31813039	N	
9600 NW 7 AV	N	0683	1	07/09/2003	WED	10:23:03	GONZALEZ,CECIL	0366724B	ĺ	28	10:23:03	10:23:03	10:23:03		31830863	Y	
9600 NW 7 AV	N	0683	1	07/17/2003	THU	13:43:57	JOHNNIE	0382255B		34	13:43:57	14:59:35	15:04:35	N3102	31906639	N	
9600 NW 7 AV	N	0683	1	07/21/2003	MON	17:29:00	RAMCHARAN, MR	0389821B		34	17:29:00	17:47:04	17:47:04	N3501	31944404	N	
9600 NW 7 AV	N	0683	11	07/26/2003	SAT	20:08:21	ALEXIS,MS	0399752B		34	20:08:21	20:09:29	20:09:29	N3303	31993714	N	
9600 NW 7 AV	N	0683	2	11/16/2004	TUE	13:53:04	DEVON	0608471C		34	13:53:04	14:33:16	14:51:00	N2401	43029305	N	
9600 NW 7 AV	N	0683	2	11/16/2004	TUE	14:33:34	DEVON			15	14:33:34	14:33:34	14:51:00		43029724	N	
9600 NW 7 AV NORTHSIDE	N	0683	1	02/19/2003	WED	16:47:00	MR IZAGUIRRE	0093525B		34	16:47:00	18:20:00	18:20:00	N3101	30482181	N	
9600 NW 7 AV NORTHSIDE	N	0683	1	02/19/2003	WED	17:49:00	MR IZAGUIRRE			15	17:49:00	17:49:00	17:49:00	N3103	30482655	N	
9600 NW 7 AV NORTHSIDE	N	0683	1	02/19/2003	WED	18:20:00	MR IZAGUIRRE			15	18:20:00	18:20:00	18:20:00	N3103	30482885	N	
9600 NW 7 AV REF INV	N	0683	1	07/04/2003	FR⊦	11:19:52				13	11:19:52	11:19:52	11:19:52	N6271	31785908	N	
9600 NW 7 AV REF INV	N	0683	1	07/04/2003	FRI	11:20:03				15	11:20:03	11:20:03	11:20:03	N6271	31785910	N	
9600 NW 7 AV/	Q	0683	2	12/07/2004	TUE	15:29:16		0646446C		14PA	15:29:16	15:29:16	15:29:16	EIU51	43221449	Y	
9600 NW 7 AV/	Q	0683	2	12/07/2004	TUE	15:29:26		0646448C		14PA	15:29:26	15:29:26	15:29:26	EIU51	43221452	Y	
9600 NW 7 AV/09'D IN ERROR C33	Ν	0683	1	06/25/2003	WED	13:23:02				15DL	13:23:02	13:23:02	13:23:02	N6216	31702127	N	
9600 NW 7 AV/09'D IN ERROR C33	Ν	0683	1	06/25/2003	WED	13;20:33				38DL	13:20:33	13:20:33	13:20:33	N6216	31702110	N	
9600 NW 7 AV/26P	N	0683	1	07/07/2003	MON	23:24:44				15	23:24:44	23:24:44	23:24:44	N1509	31817198	$ _{N} $	
9600 NW 7 AV/26P	N	0683	1	07/07/2003	МОИ	23:24:53				15	23:24:53	23:24:53	23:24:53	N1504	31817201	$ _{N} $	
9600 NW 7 AV/26P	N	0683	11	07/07/2003	мои	23:24:56				15	23:24:56	23:24:56	23:24:56	N1505	31817203	l _N	
9600 NW 7 AV/26P	N	0683	[1]	07/07/2003	MON	23:35:58				15	23:35:58	23:35:58	23:35:00	N1504	31817308	N	
9600 NW 7 AV/26P	N	0683	1	07/07/2003	MON	23:42:43				15	23:42:43	23:42:43	23:42:43	N3404	31817352	N	
9600 NW 7 AV/AUTO	Ν	0683	1	12/13/2002	FRI	14:12:00	PIERRE, JERRY	0685285A		34	14:12:00	14:42:00	14:50:00	N3108	23456855	N.	
9600 NW 7 AV/AUTO	N	0683	1	12/13/2002	FRI	14:42:00	PIERRE, JERRY			15	14:42:00	14:42:00	14:50:00		23457147	l _N l	
9600 NW 7 AV/B & L AUTO	N	0683	1	01/31/2002	THU	17:32:00	RICKY/EMPLOYEE	0059858A		32JC	17:32:00	17:35:00	17:42:00	N3209	20301164	$ _{N} $	
9600 NW 7 AV/B& L AUTO	N	0683	1	07/01/2003	TUE	09:11:17	COX, MR	0350911B		34	09:11:17	09:11:36	09:13:00	N2505	31755215	N	
9600 NW 7 AV/B&L AUTO	N	0683	1	04/26/2002	FRI	09:58:00	DOMINGUEZ MR	0227572A		26C	09:58:00	10:04:00	10:09:00	N2508	21142649	Y	
9600 NW 7 AV/B&L AUTO	N	0683	11	05/15/2002	WED	19:34:00	MATOS,MR			22	19:34:00	20:18:00	20:39:00	N3380	21341650	$ _{N} $	
9600 NW 7 AV/B&L AUTO CONN	N	0683	1	10/10/2002	THU	18:02:00	DOMIGUEZ,RICKY	0562414A		34	18:02:00	19:32:00	19:42:00	N3507	22825299	N	
9600 NW 7 AV/B&L AUTO CONNECT	Ν	0683	1	03/12/2002	TUE	16:33:00	DOMINGUEZ,REYNO	0137997A		26V	16:33:00	16:33:00	16:33:00		20694515	Y	
9600 NW 7 AV/B&L AUTO CONNECTI	N	0683	1	06/11/2003	WED	13:33:50	LANDIS	0311922B		34	13:33:50	14:20:26	14:31:00	N2308	31572958	Y	



Miaml-Dade Police Department Address Query for Events occurring at 9600 NW 7 For 2002-01-14 Thru 2005-01-14

Crime Information Warehouse

Incident Address	Dis	Grid	40r	Complaint Date	Day of Wk	Call Rcvd Time	Complaint Name	Case Number	Sig Pre		Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit	Event Number	RP YV
9600 NW 7 AV/BW ARR	N	0683	1	04/18/2002	THU	19:11:00		0212387A		39	19:11:00	19:11:00	19:11:00	N3510	21066616	ŢŶŢ
9600 NW 7 AV/CAR LOT	N	0683	1	07/06/2003	SUN	19:07:08	ANON	0361757B		14	19:07:08	19:07:54	19:07:54	N3308	31806167	Y
9600 NW 7 AV/CAR LOT	N	0683	1	07/06/2003	SUN	19:08:33	ANON			15	19:08:33	19:08:33	19:15:43		31806177	N
9600 NW 7 AV/CAR LOT	N	0683	1	07/06/2003	SUN	19:17:56	ANON			15	19:17:56	19:17:56	19:21:56	N3303	31806222	N
9600 NW 7 AV/CAR LOT	N	0683	1	07/06/2003	SUN	19:18:11	ANON			15	19:18:11	19:18:11	19:18:11	N3308	31806224	N
9600 NW 7 AV/CORR QTH	N	0683	1	12/19/2002	THU	13:50:00	SANVILLE,MS	0696921A	1	34	13:50:00	14:12:00	14:24:00	N2306	23515825	Υ
9600 NW 7 AV/MIAMI MOTOR CREDI	N	0683		04/18/2002	THU	17:45:00	VIVELYNE DORNEV			15	17:45:00	17:45:00	17:45:00	N3106	21066065	N
9600 NW 7 AV/MIAMI MOTOR CREDI	N	0683	1	04/18/2002	THU	17:45:00	VIVELYNE DORNEV	0212239A		27	17:45:00	17:45:00	17:45:00	N3106	21066040	Y
9600 NW 7 AVE	N	0683	2	07/08/2004	THU	14:12:49	CRAIG MARSHALL	0368508C		21	14:12:49	14:12:49	14:12:49	1	41808700	Υ
9600 NW 7 AVE BW ARREST	N	0683	1	10/10/2002	THU	20:21:00		0562499A		39	20:21:00	20:21:00	20:21:00	N3507	22826337	Y
:9600 NW 7 AV	N	0683	1	06/09/2003	MON	20:48:27	DOMINGUEZ, MR	0308811B		37	20:48:27	20:50:40	20:50:40	N6273	31556573	N
9600 NW 7 AV	N	0683	1	06/09/2003	MON	21:44:39	DOMINGUEZ,MR			15	21:44:39	21:44:39	21:44:39	N6273	31556940	N



Miami-Dade Police Department Zoning Hearing Report - Dispatch Information For 2003 and 2004



2003 2004

			2003	2004
Grid	Signal Code	Signal Description		
0683	13	SPECIAL INFORMATION/ASSIGNMENT	319	270
	14	CONDUCT INVESTIGATION	606	609
}	15	MEET AN OFFICER	1,310	1,234
	16	D.U.I.	1	2
	17	TRAFFIC ACCIDENT	180	166
1	18	HIT AND RUN	30	42
	19	TRAFFIC STOP	239	320
	20	TRAFFIC DETAIL	39	61
	21	LOST OR STOLEN TAG	39	49
1	22	AUTO THEFT	104	93
1	25	BURGLAR ALARM RINGING	79	60
	26	BURGLARY	177	119
1	27	LARCENY	56	58
1	28	VANDALISM	52	36
1	29	ROBBERY	31	25
1	30	SHOOTING	3	8
	32	ASSAULT	259	258
	33	SEX OFFENSE	12	16
Ì	34	DISTURBANCE	548	578
	36	MISSING PERSON	42	59
1	37	SUSPICIOUS VEHICLE	35	21
	38	SUSPICIOUS PERSON	39	31
	39	PRISONER	120	72
	41	SICK OR INJURED PERSON	66	86
	43	BAKER ACT	7	16
	44	ATTEMPTED SUICIDE	4	8



Miami-Dade Police Department Zoning Hearing Report - Dispatch Information For 2003 and 2004



Detail Filter. (Dis. Complaint Dete >= FirstDate and Dis. Complaint Date < LastDate) and (Dis. Grid in ("1683")) and (Dis. Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "35", "35", "35", "36", "37", "38", "37", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "39", "30", "31", "48", "48", "46", "47", "48", "4

			2003	2004
Grid	Signal Code	Signal Description		
0683	45	DEAD ON ARRIVAL	6	7
	47	BOMB OR EXPLOSIVE ALERT	1	0
	49	FIRE	10	13
	52	NARCOTICS INVESTIGATION	102	60
	53	ABDUCTION	1	1
	54	FRAUD	16	19
	55	WEAPONS VIOLATION	2	2
Total Si	gnals for	Grid 0683 :	4,535	4,399



Miami-Dade Police Department Zoning Hearing Report - Dispatch Information For 2003 and 2004



			2003	2004
Grid	Signal Code	Signal Description		
Total fo	or All Grids :		4,535	4,399



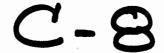
MIAMI-DADE POLICE DEPARTMENT Zoning Hearing Report Part I and Part II Crimes w/o AOA For Specific Grids For 2003 and 2004



Grid(s): 0683

		2003	2004
Grid 0683			
Part I			
130A	AGGRAVATED ASSAULT	36	30
2200	BURGLARY	68	40
110C	FONDLING	2	1
2400	MOTOR VEHICLE THEFT	40	26
090A	MURDER - NONNEG MANSLAUGHTER	0	2
230B	PURSE SNATCHING	1	0
110A	RAPE	2	3
1200	ROBBERY	27	21
230C	SHOPLIFTING	9	3
230G	SHOPLIFTING ALL OTHERS	77	64
230F	SHOPLIFTING FROM A MOTOR VEHICLE	63	50
110B	SODOMY	4	3
Part I	TOTAL	329	243
Part II		 	
2000	ARSON	1	1
260A	FRAUD CON/SWINDLE/FALSE PRET.	4	2
260B	FRAUD CREDIT CARD/ATM	4	4
350B	ILLEGAL DRUG EQUIPMENT	1	2
260D	IMPERSONATION	8	6
1000	KIDNAPPING - ABDUCTION	1	0
350A	NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	62	46
130B	SIMPLE ASSAULT	68	79
	SIMPLE STALKING	1	0
130E	ONVI EE OTAERING		
	TOTAL	150	140

MEMORANDLM



Diane O'Quinn Williams, Director

Department of Planning and Zoning

DATE:

TO: ATTN: Franklin Gutierrez, Agenda Coordinator

Zoning Agenda Coordinator

JAN 2 1 2004

Received by BJECT: Enforcement Histories for Community Zoning Appeals Board #8, Zoning Meeting on January 27, 2004

January 9, 2004

FROM: Carlos Alvarez. Director

Miami-Dade Police Department

The following information is furnished pursuant to your request for various police statistics, i.e., Calls-for-Service (CFS) data and Part I & II Crimes information for uniform and non-uniform police units for five locations. These locations are situated in the police grids listed below. Police grids are approximately one-half-mile by one-halfmile in diameter. Therefore, the information provided for the grids corresponding to the following locations may include information from other locations within the grid.

Grid 0683 Devon Ramcharan; Hearing # 03-190

Location: 9600 NW 7 Avenue

Grid 0741 Todd Ruderman; Hearing # 03-216

Location: 9299 NW 7 Avenue

Grid 0800 Marie G. Rene: Hearing # 02-36

Location: 17 NW 84 Street

Leetta Tuff; Hearing # 03-203 Grid 0967

Location: 2236 NW 51 Terrace

Grid 1245 Aneli Investments; Hearing # 03-15

Location: 5835 Blue Lagoon Drive

There are five attachments which represent the above Five hearings; each has a gridmap cover sheet showing the locations with their respective gnds highlighted. Data provided is for calendar years 2002 and 2003, and is inclusive of Unincorporated Miami-Dade County. CFS data and Part I & II Crime information were extracted from the Crime Information Warehouse on January 5, 2004, and are subject to change due to cases being reconciled based on the most current information. CFS data includes police dispatch signals 13 through 55. Part I Crimes include the crime categories of murder/non-negligent manslaughter, forcible sex offenses, robbery, assault/stalking, burglary, larceny/thefts, motor vehicle theft, and arson.

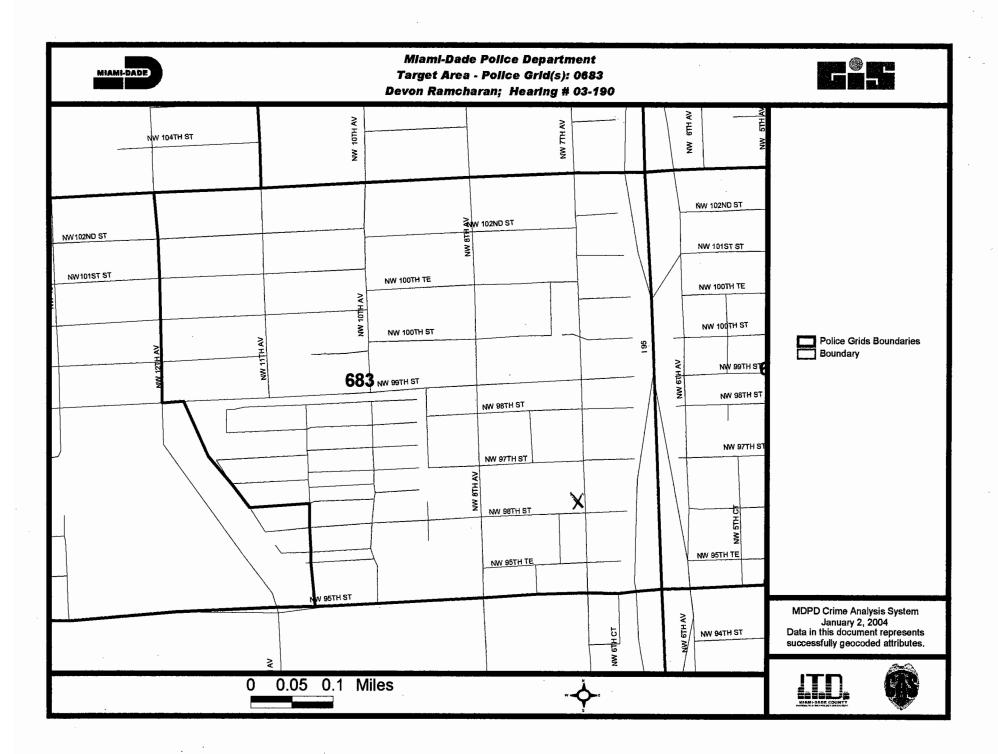
A summary of the information requested is shown below:

Grid Numbers	Hearing	Total Calls	s-For-Service	Total Part I & II Crimes		
(Address*)	Numbers	2002 2003		2002	2003	
0683 9600 NW 7 Av*	03-190	4277 43*	4533 64*	391	472	
0741 9299 NW 7 Av*	03-216	3778 0*	4054 0*	370	351	
0800 17 NW 84 St*	02-36	5130 2*	5346 0*	348	361	
0967 2236 NW 51 Ter*	03-203	5986 0*	5250 0*	811	582	
1245 5835 Blue Lagoon*	03-15	1404 2*	1370 2*	117	113	

^{*}Note: When hearing sites have an existing, complete address, specific CFS can be attributed to it as reflected above.

Should you require additional information or assistance, please contact Major Charles L. Thompson, Police Administrative Bureau, at 305-471-3530.

CA/par Attachments (5)



'iami-Dade Police Departn 1t Summarized Grid Information By Signal For 1/1/02 Thru 2002-12-31



Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("0683")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
0683	13	SPECIAL INFORMATION/ASSIGNMENT	275
	14	CONDUCT INVESTIGATION	617
	15	MEET AN OFFICER	1208
	16	D.U.I.	3
	17	TRAFFIC ACCIDENT	200
	18	HIT AND RUN	37
	19	TRAFFIC STOP	219
	20	TRAFFIC DETAIL	10
	21	LOST OR STOLEN TAG	67
	22	AUTO THEFT	125
	25	BURGLAR ALARM RINGING	142
	26	BURGLARY	139
	27	LARCENY	60
	28	VANDALISM	43
	29	ROBBERY	. 33
	32	ASSAULT	210
	33	SEX OFFENSE	5
	34	DISTURBANCE	547
	35	INTOXICATED PERSON - MYERS ACT	1
	36	MISSING PERSON	42
	37	SUSPICIOUS VEHICLE	21
	38	SUSPICIOUS PERSON	38

'iami-Dade Police Departm' Summarized Grid Information By Signal For 1/1/02 Thru 2002-12-31



Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("0683")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
0683.	39	PRISONER	116
	41	SICK OR INJURED PERSON	49
	43	BAKER ACT	13
	44	ATTEMPTED SUICIDE	4
	45	DEAD ON ARRIVAL	5
	47	BOMB OR EXPLOSIVE ALERT	3
	49	FIRE	4
	52	NARCOTICS INVESTIGATION	15
	54	FRAUD	24
	55	WEAPONS VIOLATION	2

Total Signals for Grid 0683:

4277

Total Reported: 2920

Total Not Reported: 1357

Total for All Grids: 4277

iami-Dade Police Departn it Summarized Grid Information By Signal For 1/1/03 Thru 2003-12-31



Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01") and (Dis.Grid in ("0683")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Dade Police Department Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
0683	13	SPECIAL INFORMATION/ASSIGNMENT	319
	14	CONDUCT INVESTIGATION	606
	15	MEET AN OFFICER	1310
	16	D.U.I.	1
	17	TRAFFIC ACCIDENT	180
	18	HIT AND RUN	30
	19	TRAFFIC STOP	238
	20	TRAFFIC DETAIL	39
	21	LOST OR STOLEN TAG	39
	22	AUTO THEFT	104
	25	BURGLAR ALARM RINGING	79
	26	BURGLARY	177
	27	LARCENY	56
	28	VANDALISM	52
	29	ROBBERY	31
	30	SHOOTING	3
	32	ASSAULT	259
	33	SEX OFFENSE	12
	34	DISTURBANCE	548
	36	MISSING PERSON	42
	37	SUSPICIOUS VEHICLE	35
	38	SUSPICIOUS PERSON	39

'iami-Dade Police Departn 1t Summarized Grid Information By Signal For 1/1/03 Thru 2003-12-31



Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01") and (Dis.Grid in ("0683")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
0683.	39	PRISONER	120
	41	SICK OR INJURED PERSON	65
	43	BAKER ACT	7
	44	ATTEMPTED SUICIDE	4
	45	DEAD ON ARRIVAL	6
	47	BOMB OR EXPLOSIVE ALERT	1
	49	FIRE	10
	52	NARCOTICS INVESTIGATION	102
	53	ABDUCTION	1
	54	FRAUD	16
	55	WEAPONS VIOLATION	2

Total Signals for Grid 0683:

4533

Total Reported: 3188

Total Not Reported: 1345

Total for All Grids: 4533



`ami-Dade Police Departm t Address Query for Events occurring at 9600 NW 7 AV For 1/1/02 Thru 2002-12-31

Mlami-Dade Police Department

Crime Information Wareh

Detail Filter: Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01" and Dis.Police District Code in ("A", "E", "C", "D", "H", "I", "K", "N", "M") and Dis.Incident Address contains "9600 NW 7 AV" and Dis.Reporting Agency Code = substring ("030", 1, 3) and Dis.Primary Unit not contains 'SB'

Incident	Dist	Grid	AOP	Complaint	Case	e:-	Sig	Dove	Dian	4ot Amire	dat Amiu
Incident Address	DIST	Gria	AUP	Complaint Date	Number	Sig Pre			Disp Time	1st Arriv Time	Unit
9600 NW 7 AV/AUTO CONNECT	N	0683	1	12/13/2002	Italiibei		15	14:42:00		14:50:00	-
9600 NW 7 AV	N	0683	1	11/20/2002			15	07:28:00		07:28:00	N2207
9600 NW 7 AV	N	0683	1	11/18/2002		ł	15	13:20:00		13:20:00	112207
9600 NW 7 AV	N	0683	1 1	11/18/2002				13:19:00		13:25:00	
9600 NW 7 AV/MIAMI MOTOR CREDI	N	0683	1 1	04/18/2002			15	17:45:00		17:45:00	N3106
9600 NW 7 AV	N	0683		04/15/2002			15	11:16:00		11:16:00	N2104
9600 NW 7 AV	N	0683	1 1	04/15/2002			15	11:16:00		11:16:00	N2204
9600 NW 7 AV	N	0683	1	03/20/2002		1	15	15:37:00		15:45:00	N2304
9600 NW 7 AV	N	0683	1	07/09/2002	0378312A		54	20:10:00		20:43:00	N3407
9600 NW 7 AV	N	0683	1	05/20/2002	0277518A	1	54	17:16:00		17:53:00	N3380
9600 NW 7 AV	N	0683	1	03/20/2002	02//0/0//	2	15	14:55:00		15:03:00	
9600 NW 7 AVE BW ARREST	N	0683	1	10/10/2002	0562499A	-	39	20:21:00		20:21:00	N3507
9600 NW 7 AV/BW ARR	N	0683	1	04/18/2002	0212387A		39	19:11:00		19:11:00	N3510
9600 NW 7 AV	N	0683	1	10/12/2002	0565457A		21	10:13:00		10:50:00	N2280
9600 NW 7 AV	N	0683	1	01/22/2002	0041419A		21	11:14:00		11:14:00	112230
9600 NW 7 AV	l N	0683	1	07/08/2002	0375483A		22	11:32:00		11:44:00	N2102
9600 NW 7 AV	N	0683	1	06/02/2002	0302870A	l	22	11:49:00		12:09:00	N2105
9600 NW 7 AV/B&L AUTO	N	0683	1	05/15/2002	000_01.01.		22	19:34:00		20:39:00	N3380
9600 NW 7 AV	N	0683	1	11/20/2002			l	07:58:00		07:58:00	N2503
9600 NW 7 AV	N	0683	1	05/16/2002		l		09:26:00	09:26:00	09:28:00	N2380
9600 NW 7 AV	N	0683	1	11/19/2002	0640298A	1	1	18:43:00		19:01:00	N3380
9600 NW 7 AV	N	0683	1	10/09/2002	0560180A	1	Į.	16:28:00		17:08:00	N3107
9600 NW 7 AV	N	0683	1	12/13/2002	0685183A	1	i	13:01:00		13:22:00	N2502
9600 NW 7 AV	N	0683	1	11/18/2002	0637734A		14	13:18:00		13:20:00	N2200
9600 NW 7 AV	N	0683	1	03/20/2002	0153969A	ŀ	14	14:54:00		14:59:00	N3103
9600 NW 7 AV/B&L AUTO CONNECT	N	0683	1	03/12/2002	0137997A	İ	26V	16:33:00		16:33:00	110100
9600 NW 7 AV	N.	0683	1	11/03/2002	0609123A	ŀ	l .	12:05:00		12:26:00	N2106
9600 NW 7 AV	N	0683	1	06/02/2002	0303021A		1	13:47:00	13:47:00	13:47:00	N2105
9600 NW 7 AV/B&L AUTO	N	0683	1	04/26/2002	0227572A		1	09:58:00	10:04:00	10:09:00	N2508
9600 NW 7 AV/MIAMI MOTOR CREDI	N	0683	1 1	04/18/2002	0212239A		27	17:45:00		17:45:00	N3106
9600 NW 7 AV/B & L AUTO	N	0683	1	01/31/2002	0059858A			17:32:00	17:35:00	17:42:00	N3209
9600 NW 7 AV/CORR QTH	N	0683	1	12/19/2002	0696921A		34	13:50:00		14:24:00	N2306
9600 NW 7 AV	N	0683	1	12/17/2002	0692932A		34		12:38:00	12:43:00	N2505
9600 NW 7 AV/AUTO CONNECT	N	0683	1	12/13/2002	0685285A			1 1	14:42:00	14:50:00	N3108
9600 NW 7 AV	N	0683	1	11/20/2002	0641060A				07:28:00	07:28:00	N2207
9600 NW 7 AV/B&L AUTO CONN	N	0683	1	10/10/2002	0562414A		1		19:32:00	19:42:00	N3507
9600 NW 7 AV	N	0683	1	07/25/2002	0409997A		1		16:52:00	17:04:00	N3502
9600 NW 7 AV	N	0683	1	07/20/2002	0399607A		1		10:25:00	10:36:00	N2502
9600 NW 7 AV	N	0683	1	04/30/2002	0235770A		1		12:25:00	12:28:00	N2507
9600 NW 7 AV	N	0683	1	04/15/2002	0205298A				11:15:00	11:15:00	N2104
9600 NW 7 AV	N	0683	1 1	03/13/2002	0140092A				16:32:00	16:54:00	N3303
9600 NW 7 AV	N	0683	1	01/31/2002	3				17:35:00	17:35:00	N0000
9600 NW 7 AV	N	0683	1	04/29/2002	0234208A	2	1		16:57:00	17:03:00	N3206
			_ '	0-112012002	3204200/1	.	L~~	.0.01.00	10.07.00	17.00.00	140200

(43)



iami-Dade Police Departm t Address Query for Events occurring at 9600 NW 7 AV For 1/1/03 Thru 2003-12-31

Miami-Dade Police Department

Crime Information Wareh

Detail Filter: Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01" and Dis.Police District Code in ("A", "E", "C", "D", "H", "I", "K", "N", "M") and Dis.Incident Address contains "9600 NW 7 AV" and Dis.Reporting Agency Code = substring ("030", 1, 3) and Dis.Primary Unit not contains 'SB'

Incident Address	Dist	Grid	AOP	Complaint Date	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit
9600 NW 7 AV	N	0683	1	06/30/2003	· · · · · · · · · · · · · · · · · · ·		15DL	18:07:14	18:07:14	18:07:14	N3508
9600 NW 7 AV/09'D IN ERROR C33	N	0683	1	06/25/2003		1	15DL	13:23:02		13:23:02	N6216
9600 NW 7 AV	N	0683	1	06/25/2003			15DL	13:10:42		13:10:42	N2201
9600 NW 7 AV/26P	N	0683	1	07/07/2003	ĺ	l	15	23:42:43	23:42:43	23:42:43	N3404
9600 NW 7 AV/26P	N	0683	1	07/07/2003			15	23:35:58	23:35:58	23:35:00	N1504
9600 NW 7 AV/26P	N	0683	1	07/07/2003	1		15	23:24:56	23:24:56	23:24:56	N1505
9600 NW 7 AV/26P	N	0683	1	07/07/2003			15	23:24:53	23:24:53	23:24:53	N1504
9600 NW 7 AV/26P	N	0683	1	07/07/2003			15	23:24:44		23:24:44	N1509
9600 NW 7 AV	N	0683	1	07/07/2003	1	1	15	14:42:16		14:52:00	111000
9600 NW 7 AV/CAR LOT	N	0683	1	07/06/2003	İ	1	15	19:18:11		19:18:11	N3308
9600 NW 7 AV/CAR LOT	N	0683	1	07/06/2003			15	19:17:56		19:21:56	N3303
9600 NW 7 AV/CAR LOT	N	0683	1	07/06/2003			15	19:08:33		19:15:43	110000
9600 NW 7 AV	N	0683	1	07/05/2003			15	14:17:11		14:17:11	N2201
9600 NW 7 AV REF INV	N	0683	1	07/04/2003		٠ ا	15	11:20:03		11:20:03	N6271
9600 NW 7 AV	N	0683	1	07/04/2003			15	09:27:54		09:30:21	1102//
9600 NW 7 AV	N	0683	1	07/04/2003			15	09:27:17		09:27:17	N2301
9600 NW 7 AV	N	0683	1	06/30/2003			15	18:06:57	18:06:57	18:55:00	N3504
9600 NW 7 AV	N	0683	1	06/21/2003			15	18:38:26		18:38:26	N3101
:9600 NW 7 AV	N	0683	1	06/09/2003			15	21:44:39		21:44:39	N6273
9600 NW 7 AV	N	0683	1 1	04/07/2003			15	13:15:51		13:21:00	N2106
9600 NW 7 AV	N	0683	1	03/20/2003			15	21:32:36		21:32:36	N3500
9600 NW 7 AV	N	0683	1	02/25/2003			15	18:46:01		18:46:01	N2204
9600 NW 7 AV NORTHSIDE	N	0683	1	02/19/2003			15	18:20:00	18:20:00	18:20:00	N3103
9600 NW 7 AV NORTHSIDE	N	0683	1	02/19/2003			15	17:49:00	17:49:00	17:49:00	N3103
9600 NW 7 AV	N	0683	1	01/23/2003			15	18:13:00	18:13:00	18:13:00	N3101
:9600 NW 7 AV	N	0683	1	06/09/2003	0308811B		37	20:48:27	20:50:40	20:50:40	N6273
9600 NW 7 AV	N	0683	1	03/20/2003	0150699B		37	21:29:54	21:31:47	21:31:47	N3500
9600 NW 7 AV	N	0683	1	06/25/2003	0339531B		38	13:08:50	13:10:15	13:10:15	N2201
9600 NW 7 AV	N	0683	1 1	05/22/2003	0273288B		17	13:51:39		14:27:00	N2307
9600 NW 7 AV	N	0683	1	06/26/2003	0342527B			21:02:23		21:46:28	N3280
9600 NW 7 AV	N	0683	1	05/17/2003	0263414B		22	12:02:38		12:22:00	N2506
9600 NW 7 AV	N	0683	1 1	03/12/2003	0134382B		22R	17:35:49		17:43:17	N3109
9600 NW 7 AV	N	0683	1	02/12/2003	0079991B		22JO	14:14:00	14:16:00	14:16:00	N3103
19600 NW 7 AV	i i	0120	1	03/02/2003			25A	16:10:28		16:23:38	10000
9600 NW 7 AV REF INV	N	0683	1 1	07/04/2003					11:19:52	11:19:52	N6271
9600 NW 7 AV/09'D IN ERROR C33	N	0683	1	06/25/2003					13:20:52	13:20:52	N0000
9600 NW 7 AV/CAR LOT	N	0683	1	07/06/2003	0361757B			19:07:08		19:07:54	N3308
9600 NW 7 AV	N	0683	1	07/04/2003	0357295B			09:26:05		09:26:25	N2301
9600 NW 7 AV	N	0683	1	07/04/2003	0357190B			07:33:42		07:46:06	N2501
9600 NW 7 AV	N	0683	1 1	06/30/2003	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		1	17:54:00		17:55:42	N0000
9600 NW 7 AV	N	0683		02/25/2003			14		18:35:42	18:35:42	N0000
9600 NW 7 AV	N	0683		07/05/2003	0359540B		26P	14:15:47		14:17:00	N2201
9600 NW 7 AV	N	0683	1	06/24/2003	0338068B		26C	17:48:21		18:00:00	N3408
9600 NW 7 AV	N	0683	1	01/24/2003	0043788B		26C	1	09:49:00	09:55:00	N2102
9600 NW 7 AV	N	0683		07/09/2003	0366724B		28	10:23:03		10:23:03	142102
		0000	<u></u>	3170372003	33007240	$ldsymbol{ldsymbol{\sqcup}}$	20	10.23.03	10.23.03	10.23.03	

see sext good



`ami-Dade Police Departm t Address Query for Events occurring at 9600 NW 7 AV For 1/1/03 Thru 2003-12-31

Crime Information Wareh

Detail Filter: Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01" and Dis.Police District Code in ("A", "E", "C", "D", "H", "I", "K", "N", "M") and Dis.Incident Address contains "9600 NW 7 AV" and Dis.Reporting Agency Code = substring ("030", 1, 3) and Dis.Primary Unit not contains 'SB'

Incident Address	Dist	Grid	AOP	Complaint Date	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit
9600 NW 7 AV	N	0683	1	06/04/2003	0298599B		28	17:02:56	17:20:26	17:33:26	N3101
9600 NW 7 AV	N	0683	1	02/25/2003	0104965B	}	29JO	18:28:02	18:36:06	18:36:06	N2204
9600 NW 7 AV	N	0683	1	07/26/2003	0399752B		34	20:08:21	20:09:29	20:09:29	N3303
9600 NW 7 AV	N	0683	1	07/21/2003	0389821B		34	17:29:00	17:47:04	17:47:04	N3501
9600 NW 7 AV	N	0683	1	07/17/2003	0382255B		34	13:43:57	14:59:35	15:04:35	N3102
9600 NW 7 AV	N	0683	1	07/07/2003	0363149B		34	14:40:55	14:41:54	14:51:00	N3506
9600 NW 7 AV/B& L AUTO	N	0683	1	07/01/2003	0350911B		34	09:11:17	09:11:36	09:13:00	N2505
9600 NW 7 AV	N	0683	1	06/30/2003	0349598B		34	15:12:04	16:12:46	16:19:00	N3507
9600 NW 7 AV	N	0683	1	06/30/2003	0349396B		34	12:58:23	14:08:41	14:13:41	N2308
9600 NW 7 AV	N	0683	1	06/21/2003	0332596B		34	17:51:04	18:38:23	18:38:23	N3101
9600 NW 7 AV/B&L AUTO CONNECTI	N	0683	1 1	06/11/2003	0311922B		34	13:33:50	14:20:26	14:31:00	N2308
9600 NW 7 AV	N	0683	1	05/28/2003	0284157B		34	10:41:03	10:43:28	10:50:00	N2506
9600 NW 7 AV	N	0683	1	04/07/2003	0184420B		34	12:28:23	13:15:42	13:21:00	N2106
9600 NW 7 AV NORTHSIDE	N	0683	1	02/19/2003	0093525B		34	16:47:00	18:20:00	18:20:00	N3101
9600 NW 7 AV	N	0683	1	01/31/2003	0057073B		34	11:39:00	11:39:00	11:50:00	N2303
9600 NW 7 AV	N	0683	1	01/23/2003	0042701B		34	18:12:00	18:13:00	18:13:00	N3101
9600 NW 7 AV	N	0683	1	06/30/2003	0349803B	2	34	17:55:21	17:58:09	17:58:09	N3508
9600 NW 7 AV/09'D IN ERROR C33	N	0683	1	06/25/2003	-		38DL	13:20:33	13:20:33	13:20:33	N6216
9600 NW 7 AV	N	0683	1	06/25/2003	0339568B		38DL	13:31:13	13:31:13	13:31:13	N6217





MIAMI-DADE POLICE DEPARTMENT Part I and Part II Crimes w/o / A Reporting Agency: MDPD

From 1/1/02 Thru 1/1/03 YEAR: 2002

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 0683

PART I Crimes	Total Crimes	.,
090A - MURDER - NONNEG MANSLAUGHTER	1	
110A - RAPE	1	
110B - SODOMY	2	
1200 - ROBBERY	26	
130A - AGGRAVATED ASSAULT	33	
2200 - BURGLARY	47	
230A - POCKET PICKING	1	
230C - SHOPLIFTING	11 .	
230F - SHOPLIFTING FROM A MOTOR VEHICLE	44	
230G - SHOPLIFTING ALL OTHERS	90	
2400 - MOTOR VEHICLE THEFT	58	



MIAMI-DADE POLICE DEPARTMENT Part I and Part II Crimes w/o / \ Reporting Agency: MDPD

From 1/1/02 Thru 1/1/03 YEAR: 2002

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 0683

PART II Crimes	Total Crimes	
2000 - ARSON	1	
130B - SIMPLE ASSAULT	46	
130E - SIMPLE STALKING	2	
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	9	
260A - FRAUD CON/SWINDLE/FALSE PRET.	7	
260B - FRAUD CREDIT CARD/ATM	4	·
260D - IMPERSONATION	8	

Grand Total:

391

Detail Filter: Ol.Incident From Date Time >= "2002-01-01" and Ol.Incident From Date Time < "2003-01-01" and Ol.Offense.Ucr Code in ('090A', '1200', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000', '110A', '110B', '110C') and Ol.Aca Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and (All County = 'Y' or All County = 'N' and Ol.Grid in ("0683")) and Ol.Reporting_Agency_Code = "030"



MIAMI-DADE POLICE DEPARTMENT Part I and Part II Crimes w/o / 1

Reporting Agency: MDPD From 1/1/03 Thru 1/1/04 YEAR: 2003

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 0683

PART I Crimes	Total Crimes	
110A - RAPE	2	<u></u>
110B - SODOMY	4	··· · · · · · · · · · · · · · · · · ·
110C - FONDLING	2	
1200 - ROBBERY	27	
130A - AGGRAVATED ASSAULT	36	
2200 - BURGLARY	68	
230B - PURSE SNATCHING	1	
230C - SHOPLIFTING	8	
230F - SHOPLIFTING FROM A MOTOR VEHICLE	62	
230G - SHOPLIFTING ALL OTHERS	77	
2400 - MOTOR VEHICLE THEFT	40	



MIAMI-DADE POLICE DEPARTMENT Part I and Part II Crimes w/o / 1 **Reporting Agency: MDPD**

From 1/1/03 Thru 1/1/04

YEAR: 2003

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 0683

PART II Crimes	Total Crimes	
1000 - KIDNAPPING - ABDUCTION	1	
2000 - ARSON	1	
130B - SIMPLE ASSAULT	64	
130E - SIMPLE STALKING	1	·
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	61	
350B - ILLEGAL DRUG EQUIPMENT	. 1	
260A - FRAUD CON/SWINDLE/FALSE PRET.	4	
260B - FRAUD CREDIT CARD/ATM	4	
260D - IMPERSONATION	8	

Grand Total:

472

Detail Filter: Ol.Incident From Date Time >= "2003-01-01" and Ol.Incident From Date Time < "2004-01-01" and Ol.Offense.Ucr Code in ('090A', '1200', '130A', '130D', '2200', '230A', '230B', '230C', '230B', '230E', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260B', '260E', '260E', '260F', '1000', '2000', '110A', '110B', '110C') and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and (All County = 'Y' or All County = 'N' and Ol.Grid in ("0683")) and Ol.Reporting_Agency_Code = "030"

MEMORANDUM

#103-190

Diane O'Quinn Williams, Director

Department of Planning and Zoning 70: ATTN:

Franklin Gutierrez, Agenda Coordinator

October 29, 2003

DATE:

SUBJECT: Enforcement Histories

for Community Council

Board #8 Zoning

Meeting on

November 19, 2003

FROM:

Carlos Alvarez, Director

Miami-Dade Police Department

The following information is furnished pursuant to your request for various police statistics, i.e., Calls-for-Service (CFS) data and Part I & II Crimes information for uniform and non-uniform police units for six locations. These locations are situated in the police grids listed below. Police grids are approximately one-half-mile by one-halfmile in diameter. Therefore, the information provided for the grids corresponding to the following locations may include information from other locations within the grid.

Devon Ramcharan; Hearing # 03-190 Grid 0683

Location: The northwest corner of NW 96 Street and NW 7

Avenue, A/K/A: 9600 NW 7 Avenue

World Rentals and Sales, LLC; Hearing # 03-220 Grid 0592

Location: Lying east of NW 7 Avenue and north of NW 114

Street

Grid 0594 Church of God Prince of Peace, Inc.; Hearing # 03-70

Location: 210 NE 119 Street

Grid 0797 Sarah & Maurice Brazier; Hearing #03-189

Location: 7750 NW 12 Avenue

Received by Zoning Agenda Coordinator

OCT 2 8 2003

Todd Ruderman: Hearing # 03-216 Grid 0741

Location: 9299 NW 7 Avenue

Grid 0861 Charles & Mary Bivins; Hearing # 03-258

Location: 2965 NW 67 Street

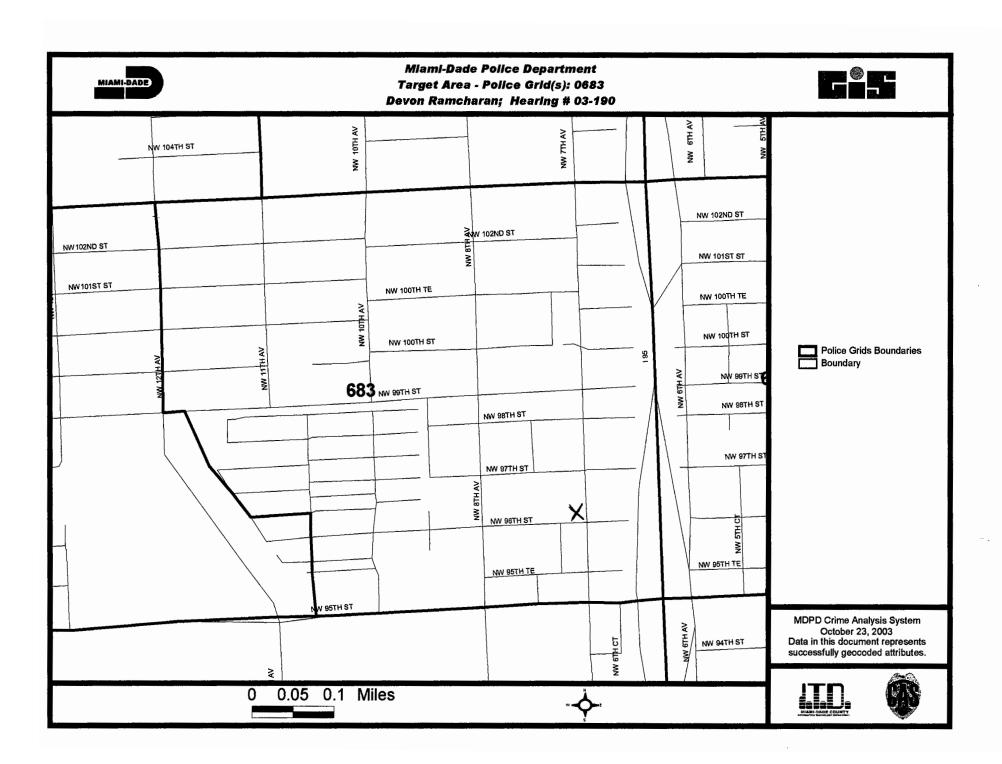
There are six attachments which represent the above six hearings; each has a gridmap cover sheet showing the locations with their respective grids highlighted. Data provided is for Calendar Year 2002 and January through September of 2003, and is inclusive of Unincorporated Miami-Dade County. CFS data and Part I & II Crimes information were extracted from the Crime Information Warehouse on October 20, 2003, and are subject to change due to cases being reconciled based on the most current information. CFS data includes police dispatch signals 13 through 55. Part I Crimes include the crime categories of murder/non-negligent manslaughter, forcible sex offenses, robbery, aggravated assault/stalking, burglary, larceny/thefts, motor vehicle theft, and arson. A summary of the information requested is shown below:

Grid Numbers	Hearing	Total Calls	s-For-Service	Total Part I & II Crimes			
(Address*)	Numbers	2002	2003	2002	2003		
			(Jan-Sep)		(Jan-Sep)		
0683	03-190	4277	3373	390	361		
9600 NW 7 Av*		0*	0*				
0592	03-220	3967	2905	272	214		
0594	03-70	1377	1198	104	74		
210 NE 119 St*		11*	16*				
0797 7750 NW 12 AV*	03-189	2988 5*	2217 8*	258	176		
0741	03-216	3778	3068	369	278		
9299 NW 7 Av*		0*	0*		-		
0861 2965 NW 67 St*	03-258	2714 1*	2213 0*	270	214		

^{*}Note: When hearing sites have an existing, complete address, specific CFS can be attributed to it as reflected above.

Should you require additional information or assistance, please contact Major Charles L. Thompson, Police Administrative Bureau, at 305-471-3530.

CA/par Attachments (6)



Mic i-Dade Police Department Summarized Grid Information By Signal For 2002-01-01 Thru 2002-12-31



Miami-Dade Police Department

Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("0683")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
0683	13	SPECIAL INFORMATION/ASSIGNMENT	275
	14	CONDUCT INVESTIGATION	617
	15	MEET AN OFFICER	1208
	16	D.U.I.	3
	17	TRAFFIC ACCIDENT	200
	18	HIT AND RUN	37
	19	TRAFFIC STOP	219
	20	TRAFFIC DETAIL	10
	21	LOST OR STOLEN TAG	67
	22	AUTO THEFT	125
	25	BURGLAR ALARM RINGING	142
	26	BURGLARY	139
	27	LARCENY	60
	28	VANDALISM	43
	29	ROBBERY	33
	32	ASSAULT	210
	33	SEX OFFENSE	5
	34	DISTURBANCE	547
	35	INTOXICATED PERSON - MYERS ACT	1
	36	MISSING PERSON	42
	37	SUSPICIOUS VEHICLE	21
	38	SUSPICIOUS PERSON	38

Mik i-Dade Police Department **Summarized Grid Information By Signal** For 2002-01-01 Thru 2002-12-31



Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("0683")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ($\frac{1}{12}$) \(\) '030',1,3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
0683.	39	PRISONER	116
	41	SICK OR INJURED PERSON	49
	43	BAKER ACT	13
	44	ATTEMPTED SUICIDE	4
	45	DEAD ON ARRIVAL	5
	47	BOMB OR EXPLOSIVE ALERT	3
	49	FIRE	4
	52	NARCOTICS INVESTIGATION	15
	54	FRAUD	24
	55	WEAPONS VIOLATION	2

Total Signals for Grid 0683: 4277

Total Reported: 2920

Total Not Reported: 1357

Total for All Grids: 4277

Mic i-Dade Police Department Summarized Grid Information By Signal For 2003-01-01 Thru 2003-09-30



Miami-Dade Police Department

Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-10-01") and (Dis.Grid in ("0683")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
0683			224
	14	CONDUCT INVESTIGATION	453
	15	MEET AN OFFICER	1002
	16	D.U.I.	1
	17	TRAFFIC ACCIDENT	124
	18	HIT AND RUN	21
	19	TRAFFIC STOP	188
	20	TRAFFIC DETAIL	28
	21	LOST OR STOLEN TAG	30
	22	AUTO THEFT	76
	25	BURGLAR ALARM RINGING	56
	26	BURGLARY	132
	27	LARCENY	44
	28	VANDALISM	38
	29	ROBBERY	20
	30	SHOOTING	3
	32	ASSAULT	200
	33	SEX OFFENSE	10
	34	DISTURBANCE	395
	36	MISSING PERSON	28
	37	SUSPICIOUS VEHICLE	29
	38	SUSPICIOUS PERSON	32

Mic. i-Dade Police Department Summarized Grid Information By Signal For 2003-01-01 Thru 2003-09-30



Miami-Dade Police Department

Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-10-01") and (Dis.Grid in ("0683")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Crime Information Warehouse

Grid	Signal Code	Code										
0683.	39	PRISONER	81									
	41	SICK OR INJURED PERSON	44									
	43	BAKER ACT	6									
	44	ATTEMPTED SUICIDE	4									
	45	DEAD ON ARRIVAL	4									
	47	BOMB OR EXPLOSIVE ALERT	1									
	49	FIRE	8									
	52	NARCOTICS INVESTIGATION	79									
	53	ABDUCTION	1									
	54	FRAUD	10									
	55	WEAPONS VIOLATION	1									

Total Signals for Grid 0683: 3373

Total Reported: 2370 Total Not Reported: 1003

Total for All Grids: 3373



Mia. .-Dade Police Department Address Query for Events occurring at 9600 NW 7AV For 2002-01-01 Thru

Miami-Dade Police Department

Crime Information Wareh

Detail Filter: Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01" and Dis.Police District Code in ("A", "E", "C", "D", "H", "Q", "I", "K", "N", "M", "", "Zz", "P") and Dis.Incident Address contains "9600 NW 7AV" and Dis.Reporting Agency Code = substring ("030", 1, 3) and Dis.Primary Unit not contains 'SB'

Incident Address	Dist	Grid	AOP	Complaint Date	Case Number		Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit





Mia .- Dade Police Department Address Query for Events occurring at 9600 NW 7AV For 2003-01-01 Thru

olice Department

Crime Information Wareh

Detail Filter: Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-10-01" and Dis.Police District Code in ("A", "E", "C", "B", "G", "I", "K", "N", "M", "", "ZZ", "P") and Dis.Incident Address contains "9600 NW 7AV" and Dis.Reporting Agency Code = substring ("030", 1, 3) and Dis.Primary Unit not contains 'SB'

Incident Address	Dist	Grid	AOP	Complaint Date	Case Number		Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit





MI-DADE POLICE DEPARTMENT At I and Part II Crimes w/o AOA For Specific Grids From 2002-01-01 Thru 2002-12-31 YEAR: 2002

Crime Information Warehouse

Grid(s): 0683

Part I Crimes	Total Crimes
Grid 0683	
090A - MURDER - NONNEG MANSLAUGHTER	1
110A - RAPE	1
110B - SODOMY	2
1200 - ROBBERY	25
130A - AGGRAVATED ASSAULT	33
2200 - BURGLARY	47
230A - POCKET PICKING	1
230C - SHOPLIFTING	11
230F - SHOPLIFTING FROM A MOTOR VEHICLE	44
230G - SHOPLIFTING ALL OTHERS	90
2400 - MOTOR VEHICLE THEFT	58
Grid 0683 TOTAL	313
Total Part I :	313



M'^MI-DADE POLICE DEPARTMENT ...t I and Part II Crimes w/o AOA For Specific Grids From 2002-01-01 Thru 2002-12-31 YEAR: 2002

Crime Information Warehouse

Grid(s): 0683

Grid 0683	
2000 - ARSON	1
130B - SIMPLE ASSAULT	46
130E - SIMPLE STALKING	2
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	9
260A - FRAUD CON/SWINDLE/FALSE PRET.	7
260B - FRAUD CREDIT CARD/ATM	4
260D - IMPERSONATION	8
Grid 0683 TOTAL	. 77
Total PART III:	77

Grand Total:

390

Detail Filter: Ol.Incident From Date Time >= "2002-01-01" and Ol.Incident From Date Time < "2003-01-01" and Ol.Offense.Ucr Code in ('090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230B', '230C', '230D', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000') and Ol.Reporting_Agency_Code = '030' and Ol.Aca Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and Ol.Grid in ("0683")



M'^MI-DADE POLICE DEPARTMENT ...rt I and Part II Crimes w/o AOA For Specific Grids From 2003-01-01 Thru 2003-09-30 YEAR: 2003

Crime Information Warehouse

Grid(s): 0683

Part I Crimes	Total Crimes	
Grid 0683		S. S. S. S. S. S. S. S. S. S. S. S. S. S
110A - RAPE	2	
110C - FONDLING	2	
1200 - ROBBERY	18	
130A - AGGRAVATED ASSAULT	28	
2200 - BURGLARY	50	
230B - PURSE SNATCHING	1	
230C - SHOPLIFTING	6	
230F - SHOPLIFTING FROM A MOTOR VEHICLE	52	
230G - SHOPLIFTING ALL OTHERS	61	
2400 - MOTOR VEHICLE THEFT	30	
Grid 0683 TOTAL	250	
Total Part I :	250	



M'^MI-DADE POLICE DEPARTMENT ..rt I and Part II Crimes w/o AOA For Specific Grids From 2003-01-01 Thru 2003-09-30 YEAR: 2003

Crime Information Warehouse

Grid(s): 0683

PART II Crimes		Total Crimes	
Grid 0683			
1000 - KIDNAPPING - ABDUCTION		1	
2000 - ARSON		1	
130B - SIMPLE ASSAULT		47	
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANU	F	49	
350B - ILLEGAL DRUG EQUIPMENT	'	1	
260A - FRAUD CON/SWINDLE/FALSE PRET.		4	
260B - FRAUD CREDIT CARD/ATM		2	
260D - IMPERSONATION		6	
	Grid 0683 TOTAL	111	
Total PART II:		111	

Grand Total:

361

Detail Filter: Ol.Incident From Date Time >= "2003-01-01" and Ol.Incident From Date Time < "2003-10-01" and Ol.Offense.Ucr Code in ('090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130B', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000') and Ol.Reporting_Agency_Code = '030' and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and Ol.Grid in ("0683")



Franklin Gutierrez, Agenda Coordinator

DATE:

August 28, 2003

TO:

Department of Planning and Zoning

SUBJECT:

Police Statistical Data for Community Council

Board #8 Zoning

Meeting on

September 17, 2003

FROM:

Věronica M. Salom, Commander Budget and Planning Bureau Miami-Dade Police Department

The following information is furnished pursuant to your request for various police statistics, i.e., calls-for-service (CFS) data and Part I & II crimes information for uniform and non-uniform police units for seven locations. These locations are situated in the police grids listed below. Police grids are approximately one-half-mile by one-half-mile in diameter. Therefore, the information provided for the grids corresponding to the following locations may include information from other locations within the grid.

Grid 1245 W. R. C. Properties, Inc.; Hearing # 01-417

Location: Lying on the west side of NW 57 Court and 400' south

of Blue Lagoon Drive.

Grid 682 Philoma Lubin; Hearing # 02-67

Location: 1101 NW 106 Street.

Grid 1076 Antonio R. Cruz; Hearing # 03-121

Location: Lying approximately 225' east of NW 29 Avenue and

north of NW 24 Street.

Grid 966 A & S Management, Inc.; Hearing # 03-155

Location: Lying on the south side of NW 53 Street and

approximately 120' west of NW 31 Avenue, A/K/A: 3104 NW 53

Street.

Grid 918 A & S Management, Inc.; Hearing # 03-156

Location: Lying on the south side of NW 56 Street and lying

approximately 80' west of NW 24 Avenue, A/K/A 2422 NW 56

Street.

Grid 792 Lawrence and Tunga Clayton; Hearing # 03-187

Location: 2370 NW 86 Terrace.

Grid 683 Devon Ramcharan; Hearing #03-190

Location: The northwest corner of NW 96 Street and NW 7

Avenue, A/K/A 9600 NW 7 Avenue,

There are seven attachments which represent the above seven hearings; each has a grid-map cover sheet showing the locations with their respective grids highlighted. Data provided is for Calendar Year 2002 and January through July of 2003, and is inclusive of Unincorporated Miami-Dade County. CFS data and Part I & II crime information were extracted from the Crime Information Warehouse on August 25, 2003, and are subject to change due to cases being reconciled based on the most current information. CFS data includes police dispatch signals 13 through 55. Part I crimes include the crime categories of murder/non-negligent manslaughter, forcible sex offenses, robbery, aggravated assault/stalking, burglary, larceny/thefts, motor vehicle theft, and arson.

A summary of the information requested is shown below:

Grid Number Hearing		1	s-For-Service	Total Part I & II Crimes		
(Address*)	Numbers	2002	2003 (Jan-Jul)	2002	2003	
Charanana Marana Paristra (Charana Maran	The Add A Parks	Constant and the constant of		Talala an 9 maistan	(Jan-Jul)	
1245	01-417	1404	867	117	78	
682	02-67	3528	1886	463	248	
1101 NW 106 ST*	02-07	1*	0*	403		
1076	03-121	2383	1771	222	124	
966	03-155	4212	2360	412	221	
3104 NW 53 St*		0*	0*			
918	03-156	4644	2773	420	270	
2422 NW 56 St*	03-136	0*	0*	439	270	
792	00 407	2756	1797	207	166	
2370 NW 87 Ter*	03-187	0*	0*	287		
683	00 400	4277	2628		275	
9600 NW 7 Av*	03-190	43*	65*	390		

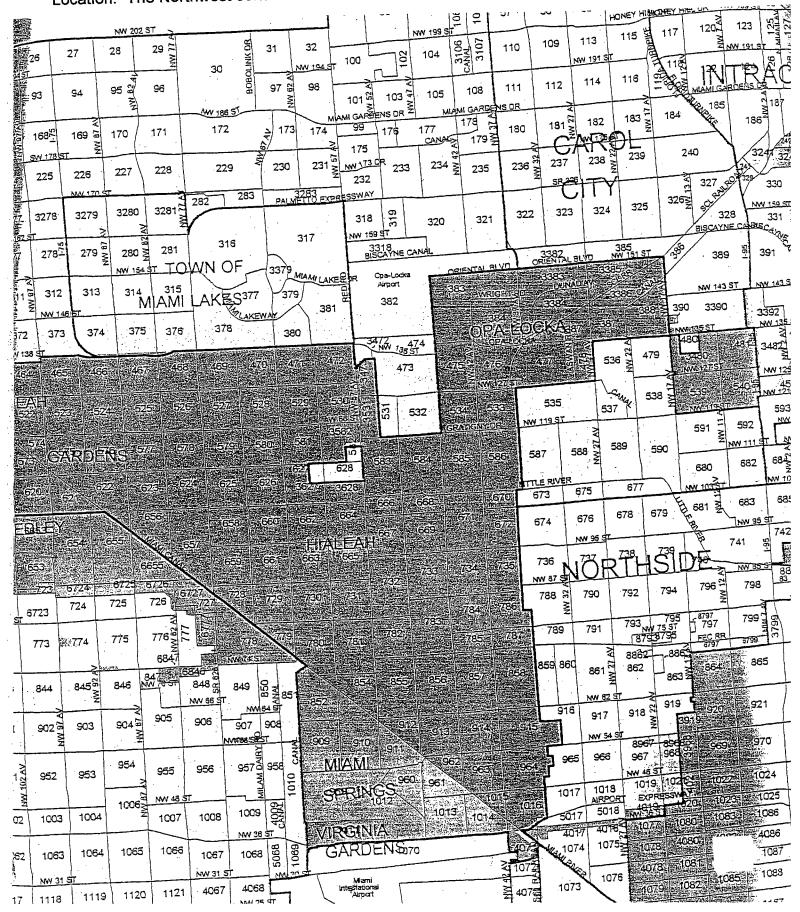
^{*}Note: When a hearing site has an existing, complete address, specific CFS can be attributed to it as reflected above.

Should you require additional information or assistance, please contact Sergeant Patricia Addison Rutherford, at 305-471-2514.

VMS/go Attachments (7)

Devon Ramcharan; Hearing # 03-190

Location: The Northwest corner of NW 96 Street and NW 7 Avenue, A/K/A: 9600 NW 7 Avenue.



Mii i-Dade Police Department Summarized Grid Information By Signal For 2002-01-01 Thru 2002-12-31



Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("0683")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
0683	13	SPECIAL INFORMATION/ASSIGNMENT	275
	14	CONDUCT INVESTIGATION	617
	15	MEET AN OFFICER	1208
	16	D.U.I.	3
	17	TRAFFIC ACCIDENT	200
	18	HIT AND RUN	37
	19	TRAFFIC STOP	219
	20	TRAFFIC DETAIL	10
	21	LOST OR STOLEN TAG	67
	22	AUTO THEFT	125
	25	BURGLAR ALARM RINGING	142
	26	BURGLARY	139
	27	LARCENY	60
	28	VANDALIS M	43
	29	ROBBERY	33
	32	ASSAULT	210
	33	SEX OFFENSE	5
	34	DISTURBANCE	547
	35	INTOXICATED PERSON - MYERS ACT	1
	36	MISSING PERSON	42
	37	SUSPICIOUS VEHICLE	21
	38	SUSPICIOUS PERSON	38

Mic ni-Dade Police Department **Summarized Grid Information By Signal** For 2002-01-01 Thru 2002-12-31



Miami-Dade Police Department

Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("0683")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
0683.	39	PRISONER	116
	41	SICK OR INJURED PERSON	49
	43	BAKER ACT	13
	44	ATTEMPTED SUICIDE	4
	45	DEAD ON ARRIVAL	5
	47	BOMB OR EXPLOSIVE ALERT	3
	49	FIRE	4
	52	NARCOTICS INVESTIGATION	15
	54	FRAUD	24
	55	WEAPONS VIOLATION	2

Total Signals for Grid 0683:

4277

Total Reported: 2920

Total Not Reported: 1357

Total for All Grids: 4277

Mic ni-Dade Police Department Summarized Grid Information By Signal For 2003-01-01 Thru 2003-07-31



Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
0683	13	SPECIAL INFORMATION/ASSIGNMENT	173
	14	CONDUCT INVESTIGATION	343
	15	MEET AN OFFICER	790
	16	D.U.I.	1
	17	TRAFFIC ACCIDENT	102
	18	HIT AND RUN	16
	19	TRAFFIC STOP	149
	20	TRAFFIC DETAIL	22
	21	LOST OR STOLEN TAG	20
	22	AUTO THEFT	58
	25	BURGLAR ALARM RINGING	42
	26	BURGLARY	100
	27	LARCENY	34
	28	VANDALISM	35
	29	ROBBERY	12
	30	SHOOTING	3
	32	ASSAULT	154
	33	SEX OFFENSE	10
	34	DISTURBANCE	312
	36	MISSING PERSON	15
	37	SUSPICIOUS VEHICLE	27
	38	SUSPICIOUS PERSON	27

Mia i-Dade Police Department **Summarized Grid Information By Signal** For 2003-01-01 Thru 2003-07-31



Miami-Dade Police Department

Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-08-01") and (Dis.Grid in ("0683")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring (

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
0683.	39	PRISONER	63
	41	SICK OR INJURED PERSON	34
	43	BAKER ACT	4
	44	ATTEMPTED SUICIDE	4
	45	DEAD ON ARRIVAL	4
	49	FIRE	7
	52	NARCOTICS INVESTIGATION	56
	53	ABDUCTION	1
	54	FRAUD	9
	55	WEAPONS VIOLATION	1

Total Signals for Grid 0683:

2628

Total Reported: 1854

Total Not Reported: 774

Total for All Grids: 2628



Mia -Dade Police Department Address Query for Events occurring at 9600 NW 7 AV For 2002-01-01 Thru 2002-12-31

Crime Information Wareh

Detail Filter: Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01" and Dis.Police District Code in ("A", "E", "C", "D", "H", "Q", "I", "K", "M", "N", "", "ZZ", "P") and Dis.Incident Address contains "9600 NW 7 AV" and Dis.Reporting Agency Code = substring ("030", 1, 3) and Dis.Primary Unit not contains 'SB'

la d'Alamé	Diet	Control	400	Commisint	Coop	lo:-	Ci-	David	Diam	dat Amire	det Armini
Incident Address	Dist	Grid	AOP	Complaint Date	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	Unit
9600 NW 7 AV	N	0683	1	01/22/2002	0041419A	110	21	11:14:00		11:14:00	- Oille
9600 NW 7 AV	N	0683	1	01/22/2002	00414187		34	17:22:00	1	17:35:00	N0000
9600 NW 7 AV	N	0683		03/13/2002	0140092A	1	34	15:44:00		16:54:00	N3303
9600 NW 7 AV	N	0683		03/13/2002	0140092A		14	14:54:00		14:59:00	N3103
9600 NW 7 AV	N	0683		03/20/2002	0100000		15	15:37:00		15:45:00	N2304
	N	0683	1	03/20/2002		2	15	14:55:00		15:03:00	142304
9600 NW 7 AV 9600 NW 7 AV	N	0683		03/20/2002	0205298A		34	10:58:00		11:15:00	N2104
9600 NW 7 AV	N	0683	1	04/15/2002	0203290A	1	15	11:16:00		11:16:00	N2104
		0683	1			1	15	11:16:00	ŀ	11:16:00	N2204
9600 NW 7 AV	N	0683	'	04/15/2002	00040004	2			1	17:03:00	1 1
9600 NW 7 AV	N			04/29/2002	0234208A	4	34	16:51:00			N3206
9600 NW 7 AV	N	0683	1	04/30/2002	0235770A		34	12:12:00	l	12:28:00	N2507
9600 NW 7 AV	N	0683	1 1	05/16/2002	00775404		22R	09:26:00		09:28:00	N2380
9600 NW 7 AV	N	0683	1	05/20/2002	0277518A		54	17:16:00		17:53:00	N3380
9600 NW 7 AV	N	0683	1	06/02/2002	0302870A		22	11:49:00	11:58:00	12:09:00	N2105
9600 NW 7 AV	N I	0683	1 1	06/02/2002	0303021A	1	26C	13:47:00	13:47:00	13:47:00	N2105
9600 NW 7 AV	N	0683	1 1	07/08/2002	0375483A		22	11:32:00	11:44:00	11:44:00	N2102
9600 NW 7 AV	N	0683		07/09/2002	0378312A		54	20:10:00	20:12:00	20:43:00	N3407
9600 NW 7 AV	N	0683		07/20/2002	0399607A	1	34	10:22:00	10:25:00	10:36:00	N2502
9600 NW 7 AV	N	0683		07/25/2002	0409997A		34	16:16:00	16:52:00	17:04:00	N3502
9600 NW 7 AV	N	0683	1 1	10/09/2002	0560180A		22JO		ı	17:08:00	N3107
9600 NW 7 AV	N	0683	1	10/12/2002	0565457A		21	10:13:00		10:50:00	N2280
9600 NW 7 AV	N	0683	1	11/03/2002	0609123A		26C	12:05:00		12:26:00	N2106
9600 NW 7 AV	N	0683	1 1	11/18/2002	0637734A	1	14	13:18:00	ı	13:20:00	N2200
9600 NW 7 AV	N	0683	1	11/18/2002			15	13:19:00		13:25:00	
9600 NW 7 AV	N	0683	1	11/18/2002			15	13:20:00	13:20:00	13:20:00	
9600 NW 7 AV	N	0683	1	11/19/2002	0640298A			18:43:00		19:01:00	N3380
9600 NW 7 AV	N	0683	1	11/20/2002	0641060A			07:24:00	07:28:00	07:28:00	N2207
9600 NW 7 AV	N	0683	1	11/20/2002			15	07:28:00	07:28:00	07:28:00	N2207
9600 NW 7 AV	N	0683	1	11/20/2002			22R	07:58:00		07:58:00	N2503
9600 NW 7 AV	N	0683	1 1	12/13/2002	0685183A		14	13:01:00	13:22:00	13:22:00	N2502
9600 NW 7 AV	N	0683	1	12/17/2002	0692932A		34	12:37:00	12:38:00	12:43:00	N2505
9600 NW 7 AV/AUTO CONNECT	N	0683	1	12/13/2002	0685285A		34	14:12:00	14:42:00	14:50:00	N3108
9600 NW 7 AV/AUTO CONNECT	N	0683	1	12/13/2002			15	14:42:00	14:42:00	14:50:00	
9600 NW 7 AV/B & L AUTO	N	0683	1	01/31/2002	0059858A		32JO	17:32:00	17:35:00	17:42:00	N3209
9600 NW 7 AV/B&L AUTO	N	0683	1	04/26/2002	0227572A		26C	09:58:00	10:04:00	10:09:00	N2508
9600 NW 7 AV/B&L AUTO	N	0683	1	05/15/2002			22	19:34:00	20:18:00	20:39:00	N3380
9600 NW 7 AV/B&L AUTO CONN	N	0683	1	10/10/2002	0562414A		34	18:02:00	19:32:00	19:42:00	N3507
9600 NW 7 AV/B&L AUTO CONNECT	N	0683	1	03/12/2002	0137997A		26V	16:33:00	16:33:00	16:33:00	
9600 NW 7 AV/BW ARR	N	0683	1	04/18/2002	0212387A		39	19:11:00	19:11:00	19:11:00	N3510
9600 NW 7 AV/CORR QTH	N	0683	1	12/19/2002	0696921A		34	13:50:00	14:12:00	14:24:00	N2306
9600 NW 7 AV/MIAMI MOTOR CREDI	N	0683	1	04/18/2002	0212239A		27	17:45:00	17:45:00	17:45:00	N3106
9600 NW 7 AV/MIAMI MOTOR CREDI	N	0683	1	04/18/2002			15	17:45:00	17:45:00	17:45:00	N3106
9600 NW 7 AVE BW ARREST	N	0683	1	10/10/2002	0562499A		39	20:21:00	20:21:00	20:21:00	N3507

(43)



Mia `-Dade Police Department Address Query for Events occurring at 9600 NW 7 AV For 2003-01-01 Thru 2003-07-31

Miami-Dade Police Department

Crime Information Wareh

Detail Filter: Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-08-01" and Dis.Police District Code in ("A" , "E" , "C" , "D" , "H" , "Q" , "I" , "K" , "M" , "N" , "" , "ZZ" , "P") and Dis.Incident Address contains "9600 NW 7 AV" and Dis.Reporting Agency Code = substring ("030" , 1 , 3) and Dis.Primary Unit not contains 'SB'

Incident	Dist	Grid	AOP	Complaint	Case	Sig	Sig	Rcvd	Disp	1st Arriv	1et Arriv
Address	Dist	Giiu	ΑΟ!	Date	Number	Pre		Time	Time	Time	Unit
19600 NW 7 AV	1	0120	1	03/02/2003			25A	16:10:28	16:23:38	16:23:38	10000
9600 NW 7 AV	N	0683	1	01/23/2003	0042701B		34	18:12:00	18:13:00	18:13:00	N3101
9600 NW 7 AV	N	0683	1	01/23/2003			15	18:13:00	18:13:00	18:13:00	N3101
9600 NW 7 AV	N	0683	1	01/24/2003	0043788B		26C	09:31:00	09:49:00	09:55:00	N2102
9600 NW 7 AV	N	0683	1	01/31/2003	0057073B	l	34	11:39:00	11:39:00	11:50:00	N2303
9600 NW 7 AV	N	0683	1	02/12/2003	0079991B		22JO	14:14:00	14:16:00	14:16:00	N3103
9600 NW 7 AV	N	0683	1	02/25/2003	0104965B		29JO	18:28:02	18:36:06	18:36:06	N2204
9600 NW 7 AV	N	0683	1	02/25/2003			14	18:29:16	18:35:42	18:35:42	N0000
9600 NW 7 AV	N	0683	1 1	02/25/2003		l	15	18:46:01	18:46:01	18:46:01	N2204
9600 NW 7 AV	N	0683	1	03/12/2003	0134382B		22R	17:35:49	17:36:17	17:43:17	N3109
9600 NW 7 AV	N	0683	1	03/20/2003	0150699B		37	21:29:54	21:31:47	21:31:47	N3500
9600 NW 7 AV	N	0683	1	03/20/2003			15	21:32:36	21:32:36	21:32:36	N3500
9600 NW 7 AV	N	0683	1	04/07/2003	0184420B	l	34	12:28:23	13:15:42	13:21:00	N2106
9600 NW 7 AV	N	0683	1	04/07/2003		1	15	13:15:51	13:15:51	13:21:00	N2106
9600 NW 7 AV	N	0683	1	05/17/2003	0263414B	1	22	12:02:38	12:11:36	12:22:00	N2506
9600 NW 7 AV	N	0683	1	05/22/2003	0273288B		17	13:51:39	14:06:16	14:27:00	N2307
9600 NW 7 AV	N	0683	1	05/28/2003	0284157B	1	34	10:41:03	10:43:28	10:50:00	N2506
9600 NW 7 AV	N	0683	1	06/04/2003	0298599B	l	28	17:02:56	17:20:26	17:33:26	N3101
9600 NW 7 AV	N	0683	1	06/21/2003	0332596B		34	17:51:04		18:38:23	N3101
9600 NW 7 AV	N	0683	1 1	06/21/2003		İ	15	18:38:26	18:38:26	18:38:26	N3101
9600 NW 7 AV	N	0683	1	06/24/2003	0338068B	1	26C	17:48:21	17:50:37	18:00:00	N3408
9600 NW 7 AV	N	0683	1	06/25/2003	0339531B		38	13:08:50		13:10:15	N2201
9600 NW 7 AV	N	0683	1	06/25/2003	0339568B	ļ.	1	13:31:13		13:31:13	N6217
9600 NW 7 AV	N	0683	1	06/25/2003			1	13:10:42		13:10:42	N2201
9600 NW 7 AV	N	0683	1 1	06/26/2003	0342527B	1	22	21:02:23		21:46:28	N3280
9600 NW 7 AV	N	0683	1	06/30/2003	0349396B	l	34	12:58:23	14:08:41	14:13:41	N2308
9600 NW 7 AV	N	0683	1	06/30/2003	0349598B		34	15:12:04	16:12:46	16:19:00	N3507
9600 NW 7 AV	N	0683	1	06/30/2003	0349803B	2	34	17:55:21	17:58:09	17:58:09	N3508
9600 NW 7 AV	N	0683	1	06/30/2003		İ	14	17:54:00	17:55:42	17:55:42	N0000
9600 NW 7 AV	N	0683	1	06/30/2003		1	15	18:06:57	18:06:57	18:55:00	N3504
9600 NW 7 AV	N	0683	1	06/30/2003			15DL	18:07:14	18:07:14	18:07:14	N3508
9600 NW 7 AV	N	0683	1	07/04/2003	0357190B		14	07:33:42	07:35:53	07:46:06	N2501
9600 NW 7 AV	N	0683	1	07/04/2003	0357295B		14	09:26:05	09:26:25	09:26:25	N2301
9600 NW 7 AV	N	0683	1 1	07/04/2003	İ	1	15	09:27:17		09:27:17	N2301
9600 NW 7 AV	N	0683	1	07/04/2003	0250540D	l	15	09:27:54	1	09:30:21	NOOOA
9600 NW 7 AV	N	0683		07/05/2003	0359540B		26P	14:15:47		14:17:00	N2201
9600 NW 7 AV	N	0683	1	07/05/2003	00004400		15	14:17:11		14:17:11	N2201
9600 NW 7 AV	N	0683	1 1	07/07/2003	0363149B	i	34	14:40:55	l	14:51:00	N3506
9600 NW 7 AV	N	0683		07/07/2003	0366724P		15	14:42:16 10:23:03		14:52:00	
9600 NW 7 AV	N	0683	1 1	07/09/2003	0366724B		28			10:23:03 15:04:35	N3102
9600 NW 7 AV	N	0683 0683	1 1	07/17/2003	0382255B	1	34	13:43:57		17:47:04	N3102 N3501
9600 NW 7 AV	N	0683	1 1	07/21/2003	0389821B		34	17:29:00 20:08:21		20:09:29	N3303
9600 NW 7 AV	N O	0683	1 1	07/26/2003	0399752B		13	14:52:06		14:52:06	1
9600 NW 7 AV 9600 NW 7 AV NORTHSIDE	Q	0683	1 1	03/13/2003 02/19/2003	0093525B		34	16:47:00		18:20:00	RB346 N3101
BOOD NAM / WA MOKI LISINE	<u>l</u> N	10003	<u> </u>	02/18/2003	0093929B	<u> </u>	1 34	10.47.00	10.20.00	10.20.00	143101



Mia -Dade Police Department Address Query for Events occurring at 9600 NW 7 AV For 2003-01-01 Thru 2003-07-31

Miami-Dade Police Department

Crime Information Wareh

Detail Filter: Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-08-01" and Dis.Police District Code in ("A", "E", "C", "D", "H", "Q", "I", "K", "M", "N", "", "ZZ", "P") and Dis.Incident Address contains "9600 NW 7 AV" and Dis.Reporting Agency Code = substring ("030", 1, 3) and Dis.Primary Unit not contains 'SB'

Incident Address	Dist	Grid	AOP	Complaint Date	Case Number	Sig Pre	_	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit	
9600 NW 7 AV NORTHSIDE	N	0683	1	02/19/2003			15	17:49:00	17:49:00	17:49:00	N3103	
9600 NW 7 AV NORTHSIDE	N	0683	1	02/19/2003			15	18:20:00	18:20:00	18:20:00	N3103	
9600 NW 7 AV REF INV	N	0683	1	07/04/2003			13	11:19:52	11:19:52	11:19:52	N6271	
9600 NW 7 AV REF INV	N	0683	1	07/04/2003			15	11:20:03	11:20:03	11:20:03	N6271	
9600 NW 7 AV/09'D IN ERROR C33	N	0683	1	06/25/2003			13	13:20:31	13:20:52	13:20:52	N0000	
9600 NW 7 AV/09'D IN ERROR C33	N	0683	1	06/25/2003			15DL	13:23:02	13:23:02	13:23:02	N6216	
9600 NW 7 AV/09'D IN ERROR C33	N	0683	1	06/25/2003			38DL	13:20:33	13:20:33	13:20:33	N6216	
9600 NW 7 AV/26P	N	0683	1	07/07/2003			15	23:24:44	23:24:44	23:24:44	N1509	
9600 NW 7 AV/26P	N	0683	1	07/07/2003			15	23:24:53	23:24:53	23:24:53	N1504	
9600 NW 7 AV/26P	N	0683	1	07/07/2003			15	23:24:56	23:24:56	23:24:56	N1505	
9600 NW 7 AV/26P	N	0683	1	07/07/2003			15	23:35:58	23:35:58	23:35:00	N1504	
9600 NW 7 AV/26P	N	0683	1	07/07/2003			15	23:42:43	23:42:43	23:42:43	N3404	
9600 NW 7 AV/B& L AUTO	N	0683	1	07/01/2003	0350911B		34	09:11:17	09:11:36	09:13:00	N2505	
9600 NW 7 AV/B&L AUTO CONNECTI	N	0683	1	06/11/2003	0311922B		34	13:33:50	14:20:26	14:31:00	N2308	
9600 NW 7 AV/CAR LOT	N	0683	1	07/06/2003	0361757B		14	19:07:08	19:07:54	19:07:54	N3308	
9600 NW 7 AV/CAR LOT	N	0683	1	07/06/2003			15	19:08:33	19:08:33	19:15:43		
9600 NW 7 AV/CAR LOT	N	0683	1	07/06/2003			15	19:17:56	19:17:56	19:21:56	N3303	
9600 NW 7 AV/CAR LOT	N	0683	1	07/06/2003			15	19:18:11	19:18:11	19:18:11	N3308	
:9600 NW 7 AV	N	0683	1	06/09/2003	0308811B		37	20:48:27	20:50:40	20:50:40	N6273	
:9600 NW 7 AV	N	0683	1	06/09/2003			15	21:44:39	21:44:39	21:44:39	N6273	

65



MIAMI-DADE POLICE DEPARTMENT t I and Part II Crimes w/o AOA For Specific Grids From 2002-01-01 Thru 2002-12-31 YEAR: 2002

Crime Information Warehouse

Grid(s): 0683

Part I Crimes	Total Grimes	
Grid 0683		
090A - MURDER - NONNEG MANSLAUGHTER	1	
110A - RAPE	. 1	
110B - SODOMY	2	
1200 - ROBBERY	25	
130A - AGGRAVATED ASSAULT	33	
2200 - BURGLARY	47	
230A - POCKET PICKING	1	
230C - SHOPLIFTING	11	
230F - SHOPLIFTING FROM A MOTOR VEHICLE	44	
230G - SHOPLIFTING ALL OTHERS	90	
2400 - MOTOR VEHICLE THEFT	58	
G	rid 0683 TOTAL 313	
Total Part I :	313	



MIAMI-DADE POLICE DEPARTMENT t I and Part II Crimes w/o AOA For Specific Grids From 2002-01-01 Thru 2002-12-31 YEAR: 2002

Crime Information Warehouse

Grid(s): 0683

PART II Crimes		Crimes
Grid 0683		
2000 - ARSON		1
130B - SIMPLE ASSAULT		46
130E - SIMPLE STALKING		2
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MAN	IUF	9
260A - FRAUD CON/SWINDLE/FALSE PRET.		7
260B - FRAUD CREDIT CARD/ATM		4
260D - IMPERSONATION		8
,	Grid 0683 TOTAL	77
Total PART II :		77

Grand Total:

390

Detail Filter: Ol.Incident From Date Time >= "2002-01-01" and Ol.Incident From Date Time < "2003-01-01" and Ol.Offense.Ucr Code in ('090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000') and Ol.Reporting_Agency_Code = '030' and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and Ol.Grid in ("0683")



MIAMI-DADE POLICE DEPARTMENT I I and Part II Crimes w/o AOA For Specific Grids From 2003-01-01 Thru 2003-07-31 YEAR: 2003

Crime Information Warehouse

Grld(s): 0683

Part I Crimes	Total Grimes
Grid 0683	
110A - RAPE	2
110C - FONDLING	2
1200 - ROBBERY	12
130A - AGGRAVATED ASSAULT	25
2200 - BURGLARY	39
230B - PURSE SNATCHING	1
230C - SHOPLIFTING	. 5
230F - SHOPLIFTING FROM A MOTOR VEHICLE	38
230G - SHOPLIFTING ALL OTHERS	53
2400 - MOTOR VEHICLE THEFT	22
Grid	0683 TOTAL 199
Total Part I:	199



MIAMI-DADE POLICE DEPARTMENT t I and Part II Crimes w/o AOA For Specific Grids From 2003-01-01 Thru 2003-07-31 YEAR: 2003

Crime Information Warehouse

Grid(s): 0683

1
1
42
22
3
2
5
0683 TOTAL 76
76
3.00.00

Grand Total:

275

Detail Filter: Ol.Incident From Date Time >= "2003-01-01" and Ol.Incident From Date Time < "2003-08-01" and Ol.Offense.Ucr Code in ('090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230B', '230C', '230D', '230E', '230G', '2400', '090C', '130B', '130B', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000') and Ol.Reporting_Agency_Code = '030' and Ol.Aca Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and Ol.Grid in ("0683")





Date:

January 18, 2005

To:

Diane O'Quinn Williams, Director

Department of Planning and Zoning

From:

Roosevelt Bradley, Director

Miami-Dade Transit

Subject:

FY05 Blanket Concurrency Approval for Transit

This memo serves as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Miami-Dade County.

Miami-Dade Transit has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the Level-of-Service Standards (LOS) for mass transit established in the above referenced County Rules and Regulations.

MDT continues with the development process for the North Corridor transit project along NW 27th Avenue from 62nd Street to the Broward County line. Please, ask your staff to continue to signal any application whose address is on NW 27th Avenue, between these two points, so that they may be reviewed by MDT staff.

This authorization is intended to continue the arrangement between our respective Departments, and is effective for the period October 1, 2004 to September 30, 2005, or until canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief, System Planning Division, at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

cc: George Navarrete Mario G. Garcia

MEMORANDUM

Helen B.

TO: Dianne O'Quinn-Williams, Director Department of Planning and Zoning

DATE:

September 18, 2003

FROM: Vivian Do

Vivian Donnell Rodriguez, Director Park and Recreation Department

SUBJECT: Concurrency Approval

13

This memorandum updates the blanket concurrency approval memo of August 6, 2002. There is an adequate level of service within each of the three Park Benefit Districts for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year. Nevertheless, on a case-by-case basis, this Department will additionally evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until September 30, 2004. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z

W. Howard Gregg, Asst. Director for Planning & Development, PARD Barbara Falsey, Chief, Planning and Research Division, PARD



cy to al Jones

TO:

Diane O'Quinn Williams

Director

Department of Planning and Zoning

DATE:

September 12, 2003

SUBJECT:

Solid Waste Disposal

Concurrency Determination

FROM:

Andrew Wilfork

Director

Department of Solid Wastel Management

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of 15 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2015 or seven (7) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2006), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Pedro G. Hernandez, P.E., Assistant County Manager
Victoria Garland, Acting Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Paul J. Mauriello, Acting Assistant Director for Disposal Operations, DSWM
Charles W. Parkinson, Jr., Acting Assistant Director for Administration, DSWM



ZONING SERVICES DIVISION, DADE COUNTY DEPT. OF PLANNING & ZONING

BY

10:

Guillermo E. Olmedillo. Director Building & Zoning Department

DATE:

May 3rd, 1999

SUBJECT:Concurrency

Approval

FROM:

Earl L. Carlton, Captain

Fire Engineering & Water Supply Bureau

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami Dade County Code, blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2. Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

ELC/ser

Department of Solid Waste Management (DSWM)

Solid Waste Facility Capacity Analysis

Fiscal Year 2002-2003

		24, 84	RESOURCE	S RECOVERY	FACILITY			RTI FA	CILITY			LANDFILLS		WHEELABRATOR	
	÷ ;		±.2 ·								SOUTH DADE	NORTH DADE	WMI	(contract had ended on 12/31/02)	4
Year	Waste Projections (tons)	On-site Gross Tonnage	Unders to South Dade	Shredded Tires to South Dade	Ash to Ashfill	Net Tonnage	RTI Gross Tonnage	RTI Rejects to North Dade and Medley Landfill	Okeelanta Ash to R.R. Ashfill	Tonnage	Garbage	Trash	Garbage &Trash	Trash	Total
					(1)	[2]			[3]	[4]	[5]	[6]	[7]	[8]	[1]-[8]
2003 *	1,837,000	936,000		17,000	119,000	604,000	270,000	54,000	27,000	189,000	410,000	333,000	146,000		1,836,000
2004 **	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500		100,000		1,715,500
2005	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500		100,000	0	1,715,500
2006 ***	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	178,000	263,500	395,000	100,000	0	1,705,500
2007	1,705,500	936,000	178,000 178,000	14,000	122,000	622,000 622,000	270,000 270,000	67,000 67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2008 2009	1,705,500	936,000 936,000	178,000	14,000 14,000	122,000 122,000	822,000	270,000	67,000	27,000 27,000	178,000 178,000	263,500 263,500	395,000 395,000	100,000 100,000	0.	1,705,500 1,705,500
2010	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	178,000	263,500	395,000	100,000	0	1,705,500
2011	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	. 0	1,705,500
	ES RECOVERY	1	GARBAGE	TRASH	TIRES	TOTAL									
· STOTAL (@ 1.84M		853,000	69,000 270,000	14,000	936,000 270,000		e; 9% Tresh, includ	es Tires)					** *	
** TOTAL @	1.72M		853,000	69,000 270,000	14,000	936,000 2 7 0,000		e; 9% Trash, includ	es Tires)						
···· TOTAL (@ 1.71M _.		853,000	69,000 270,000	14,000	936,000 270,000		e; 9% Trash, inclu d	es Tires)						
TOTAL WA	STE STREAM	PERCENTAGE	S @1.84 MILLI	IONS TONS					1						
GARBAGE TRASH 44.4 SPECIAL (1)		1.3%	997,000 816,000 24,000												
TOTAL			1,837,000						1						
REMAINING	3 CAPACITY B	Y FACILITY A	T END OF FISC	AL YEAR					1					·	
				· · · · · · · · · · · · · · · · · · ·											

	•	Ashfill Capacity *	South Dade Capacity **	North Dade	WMI ****		
Year				Capacity ***	Disposed	· · · · · · · · · · · · · · · · · · ·	
Base Capacity		207,000	4,352,000	3,130,000	146,000		
2003		61,000	3,942,000	2,797,000	100,000		
2004		0	3,668,500	2,402,000	188,000		
2005		. 0	3,395,000	2,007,000	249,000		
2006		0	3,131,500	1,612,000	249,000	:	
2007		0	2,868,000	1,217,000	249,000		
2008		. 0	2,604,500	822,000	249,000		
2009		0	2,341,000	427,000	249,000		
2010		0	2,077,500	32,000	249,000		
2011		0	1,702,000	. 0	500,000		
2012		0	1,294,500	0	500,000		
2013		0	887,000	0	500,000		
2014		0	479,500	. 0	500,000		
2015		0	72,000	Ó	500,000		
2016		0	0	0		4.5	
2017		0	0	0		**	
2018		0	0	0			
Total Remaining Ye	ears	0	12	6			· ····································

Ashfill cepacity includes cells 17 and 18; cells 19-20 have not been constructed. When cells 17 and 18 are depleted Resources Recovery Plant Ash and Okeelanta Ash go to South Dade Landfill and Medley Landfill (WMI).

[&]quot; South Dade includes cells 3 and 4; cell 5 has not been constructed. Assumes all unders consumes capacity whether or not it is used as cover.

^{***} North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted trash goes WMI and South Dade Landfill.

^{****} Maximum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage

2003 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	2000	Accrued	Total	Need @	Existi	ng Local Open	Space	Total Local	(Deficit)	Level of Service
	Population	Population	Population	2.75 Acres Per 1000 (Acres)	Park Acres	School field Acres	1/2 Private Acres	Open Space		
	****		========				=======================================			
1 2 3	476,880 563,033 141,699	25,585 19,245 24,607	502,465 582,278 166,306	1,381.77 1,601.24 457.33	1,198.25 1,564.11 578.93	702.34 508.33 177.20	85.32 139.79 6.90	1,985.91 2,212.23 763.03	604.14 610.99 305.70	1.437 1.381 1.668
==== TOT:	1,181,612	69,437	1,251,049	3,440.34	3,341.29	1,387.87	232.01	4,961.17	 1,520,83	1.495



MEMORANDUM

TO:

Diane O'Quinn Williams

Director

Department of Planning and Zoning

FROM: Robsevelt Bradley, Direct

Miami Dade Transit

DATE:

October 14, 2003

SUBJECT: FY04 Blanket

Concurrency Approval

for Transit

This memo serves as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Miami-Dade County.

Miami-Dade Transit has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your Department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your Department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the level-of-service standards (LOS) for mass transit established in the above referenced County rules and regulations.

This authorization is intended to continue the arrangement between our respective departments, and is effective for the period October 1, 2003 to September 30, 2004, or until canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief, System Planning Division, at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

CC: Aurelio Rodriguez, P.E. Mario G. Garcia



MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

MIAIN-DE E COUNTY

MEMORANDUM

Helen B.

TO: Dianne O'Quinn-Williams, Director

DATE:

September 18, 2003

Department of Planning and Zoning

Vivian Donnell Rodriguez, Director Park and Recreation Department

SUBJECT: Concurrency Approval

N

FROM:

This memorandum updates the blanket concurrency approval memo of August 6, 2002. There is an adequate level of service within each of the three Park Benefit Districts for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year. Nevertheless, on a case-by-case basis, this Department will additionally evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until September 30, 2004. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z
 W. Howard Gregg, Asst. Director for Planning & Development, PARD
 Barbara Falsey, Chief, Planning and Research Division, PARD



cy to al Jours

TO:

Diane O'Quinn Williams

Director

Department of Planning and Zoning

DATE:

September 12, 2003

SUBJECT:

Solid Waste Disposal

Concurrency Determination

FROM:

Andrew Wilfork

Director

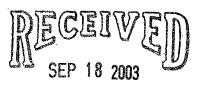
Department of Solid Wastel Management

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of 15 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2015 or seven (7) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2006), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Pedro G. Hernandez, P.E., Assistant County Manager
Victoria Garland, Acting Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Paul J. Mauriello, Acting Assistant Director for Disposal Operations, DSWM
Charles W. Parkinson, Jr., Acting Assistant Director for Administration, DSWM



ZGAIBL SERVICES DIVISION, DADE COUNTY DEPT. OF PLANNING & ZONING .

Guillermo E. Olmedillo. Director Building & Zoning Department DATE:

May 3rd, 1999

SUBJECT:Concurrency
Approval

FROM:

TO:

Earl L. Carlton, Captain

Fire Engineering & Water Supply Bureau

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami Dade County Code. blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2. Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

ELC/ser

Department of Solid Waste Management (DSWM)

Solid Waste Facility Capacity Analysis

Fiscal Year 2002-2003

		1.00	RESOURCE	S RECOVERY	FACILITY			RTI FA	CILITY	·		LANDFILLS		WHEELABRATOR	
	*		. 3								SOUTH DADE	NORTH DADE	WMI	(contract had ended on 12/31/02)	4
Year	Waste Projections (tons)	On-site Gross Tonnage	Unders to South Dade	Shredded Tires to South Dade	Ash to Ashfill	Net Tonnage	RTI Gross Tonnage	RTI Rejects to North Dade and Medley Landfill	Okeelanta Ash to R.R. Ashfill	Tonnage	Garbage	· Trash	Garbage &Trash	Trash	Total
					[1]	[2]			[3]	[4]	[5]	(6)	[7]	[8]	[1]-[8]
2003 ° 2004 ° 2005 ° 2005 ° 2006 ° 2007 ° 2008 ° 2010 ° 2011 ° 20		936,000 936,000 936,000 936,000 936,000 936,000 936,000 936,000	196,000 178,000 178,000 178,000 178,000 178,000 178,000 178,000 GARBAGE 853,000	17,000 14,000 14,000 14,000 14,000 14,000 14,000 14,000 TRASH 59,000 59,000	119,000 122,000 122,000 122,000 122,000 122,000 122,000 122,000 TIRES 14,000	270,000	270,000 (91% Gerbar (RTI)	54,000 67,000 67,000 67,000 67,000 67,000 67,000 67,000 67,000	•	189,000 176,000 176,000 176,000 176,000 176,000 176,000 176,000	410,000 273,500 273,500 263,500 263,500 263,500 263,500 263,500	395,000 395,000 395,000	146,000 100,000 100,000 100,000 100,000 100,000 100,000 100,000	8,000 0 0 0 0 0 0 0	1,836,00 1,715,50 1,715,50 1,705,50 1,705,50 1,705,50 1,705,50 1,705,50
TOTAL (T . 1		853,000	270,000 69,000 270,000	14,000	270,000 936,000 270,000	(91% Garbag	je; 9% Trash, includ	es Tires)						<u>.</u> .
OTAL WA	OTAL WASTE STREAM PERCENTAGES @1.84 MILLIONS TONS								ļ					•	
ARBAGE RASH 44. PECIAL (I OTAL		1.3%	997,000 816,000 24,000 1,837,000											· .	

	CAPACITY			

.	•	Ashfili	South Dade	North Dade	WMI ****		
Year		Capacity *	Capacity **	Capacity ***	Disposed	· ·	
Base Capacity		207,000	4,352,000	3,130,000	146,000		
2003		61,000	3,942,000	2,797,000	100,000		
2004		0	3,668,500	2,402,000	188,000		
2005		. 0	3,395,000	2,007,000	249,000		
2006		0	3,131,500	1,612,000	249,000	1.5	
2007		0	2,868,000	1,217,000	249,000		
2008		0	2,604,500	822,000	249,000		
2009	*	0	2,341,000	427,000	249,000		
2010		0	2,077,500	32,000	249,000		
2011		. 0	1,702,000	. 0	500,000		
2012		0	1,294,500	0	500,000		
2013		0	887,000	0	500,000		
2014	+ 4	0	479,500	. 0	500,000		
2015		o o	72,000	0	500,000		
2016		Ō	0	Ō			
2017	•	o ·	Ō	. 0		7	
2018	17	Ö	Ö	ŏ			
	. '	•	•	-			
Total Remaining Y	ears	0	12	6		** . 2°	~

Ashfill capacity includes cells 17 and 18; cells 19-20 have not been constructed. When cells 17 and 18 are depleted Resources Recovery Plant Ash and Okeelanta Ash go to South Dade Landfill and Medley Landfill (WMI).

^{.*} South Dede includes cells 3 and 4; cell 5 has not been constructed. Assumes all unders consumes capacity whether or not it is used as cover.

^{***} North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted trash goes WMI and South Dade Landfill.

^{****} Maximum Contractual Tonnage per year to VMI is 800,000 tons; Minimum Contractual Tonnage per year to VMI is 800,000 tons; Minimum Contractual Tonnage per year is 100,000 tons. WMI disposal contract ends September 30, 2015. After VMI disposal contract ends tonnage goes to South Dade Landfill.

All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Brown and Caldwell, Dated October 2002.

2003 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD			Total	Need @ 2.75 Acres	Existi	ng Local Open	Space	Total Local	Surplus (Deficit)	Level of
	Population	Population	Population	Per 1000 (Acres)	Park Acres	School field Acres	1/2 Private Acres	Open Space	,	Service
====	*****			na=======		*****		#=====#####		
1 2 3	476,880 563,033 141,699	25,585 19,245 24,607	502,465 582,278 166,306	1,381.77 1,601.24 457.33	1,198.25 1,564.11 578.93	702.34 508.33 177.20	85.32 139.79 6.90	1,985.91 2,212.23 763.03	604.14 610.99 305.70	1.437 1.381 1.668
TOT:	1,181,612	69,437		3,440.34	3,341.29	1,387.87	232.01	4,961.17	1,520,83	1.495

MEMORANDUM

TO:

Diane O'Quinn Williams

DATE:

September 27, 2002

Director

Department of Planning and Zoning

FROM:

Danny Alvarez, Directo

Miami-Dade Transit

SUBJECT:

FY03 Blanket Concurrency

Concurrency Approval for

Transit

This memo serves as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Miami-Dade County.

Miami-Dade Transit (MDT) has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your Department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your Department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the level-of-service standards (LOS) for mass transit established in the above referenced County rules and regulations.

This authorization is intended to continue the arrangement between our respective departments, and is effective for the period of October 1, 2002 to September 30, 2003; unless canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief MDT, Transit System Division, at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

Cc:

Aurelio Rodriguez, Assistant Director

Mario G. Garcia, Chief



TO:

Guillermo E. Olmedillo, Director Building & Zoning Department

DATE:

May 3rd, 1999

SUBJECT:Concurrency Approval

FROM:

Earl L. Carlton, Captain

Fire Engineering & Water Supply Bureau

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami Dade County Code. blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2. Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

ELC/ser



TO:

Guillermo E. Olmedillo

Director

Department of Planning and Zoning

DATE:

September 22, 2000

SUBJECT:

Solid Waste Disposal

Concurrency Determination

FROM:

Andrew Wilfork

Director /

Department of Solid Waste Management

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of nearly 40 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2011 or nearly five (5) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2003), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Steve Spratt, Senior Assistant to the County Manager
Jim Bostic, Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Kathie G. Brooks, Assistant Director for Finance and Planning, DSWM
Paul Mauriello, Executive Assistant to the Director, DSWM

			RESOURCE	S RECOVERY FA	CILITY		TRASH-TO-FUEL FACILITY				SOUTH DADE	NORTH DADE	WMI	WTI	
Year	Waste Projections (lons)	On-sile Gross Tonnage	Unders to South Dade	Shredded Tires to North Dade	Ash to Ashfal	Net Tonnage [2]	RTI Gross Tonnage	Non-processables to North Dade	Processed Residue to South Dade	Net Tonnage [3]	Landfill Garbage [4]	Landfill Trash [5]	Landfill Garbage/Trash [6]	Waste to energy Trash [7]	Total [1]-[7]
2000	1,746,000	936,000	152,000	12,000	147,000	625,000	196,000	18,000	22,000	156,000	323,000	272,000	140,000	83.000	1,746,000
2001 **	1,687,000	936,000	167.000	11.000	138.000	620,000	270.000	48,000	27.000	195,000	230,000	264,000	140,000	100,000	1,687,000
2002	1.687.000	936.000	167.000	11,000	138.000	620,000	270,000	48.000	27.000	195,000	230,000	264,000	140,000	100.000	1,687,000
2003 ***	1,687,000	936,000	167,000	11,000	138,000	620,000	270.000	48.000	27,000	195,000	230,000	364,000	140.000	0	1,687,000
2004	1,687,000	936,000	187,000	11,000	138.000	620,000	270,000	48.000	27.000	195,000	230,000	364.000	140,000	0	1,687,000
2005	1,687.000	936,000	167,000	11,000	138,000	620.000	270,000	48,000	27.000	195,000	230.000	364,000	140,000	0	1,687.000
2006	1,687.000	936,000	167,000	11.000	138,000	620,000	270.000	48.000	27.000	195,000	-230,000	364,000	140,000	0	1.687.000
2007	1,687,000	936,000	187,000	11,000	138,000	620,000	270,000	48.000	27,000	195,000	230.000	364,000	140.000	0	1,687,000
2008	1.687,000	935,000	167.000	11.000	138.000	620.000	270.000	48 000	27,000	195,000	230.000	364.000	140.000		1.687,000

RESOURCES	GARBAGE	TRASH	TOTAL
* TOTAL @ 1.75M	670,000	66,000	\$36,000 (93%G/7%T)
		196,000	196,000 (RTI)
** TOTAL @ 1 59M	870,000	66,000	936,000 (93%G/7%T)
		270,000	270,000 (RTI)
*** TOTAL @ 1.69M	870,000	66,000	936,000 (93%G/7%T)
w/o 100,000 to WTI		270.000	270,000 (RTI)
TOTAL	WASTE STREAM	PERCENTAGES	
@1.69 MILLIONS TO	NS		
GARBAGE 56 4%			952,000
TRASH 43 3%			730,000
SPECIAL 0 3%			5,000
TOTAL			1,687,000

EMAINING CAPACITY BY FACILITY	Ashfill		N	
ar	Capacity *	South Dede Capacity **	North Dade Capacity ***	South Dade (w/o cell 5) (re less 4.4 m tons)
se Capacity	3,150,000	9,148,000	3,943,000	4,748,000
00	3,003.000	8.825,000	3,671,000	4,425,000
01	2.865,000	8.595.000	3,407,000	4,195,000
02	2.727.000	8,365,000	3,143,000	3,965,000
3	2,589,000	8.135,000	2,779,000	3,735,000
4	2.451,000	7,905,000	2.415.000	3,505,000
5	2.313.000	7.675,000	2.051,000	3,275.000
6	2.175.000	7.445,000	1,687,000	3,045.000
7	2.037,000	7.215.000	1,323,000	2,815.000
 8	1,899,000	6.985,000	959,000	2,585,000
9	1,751,000	6.755.000	595,000	2,355,000
10	1,623.900	6.525.000	231,000	2,125,000
1	1,485,000	6.295.000	231,000	1,895.000
2	1:347.000	6.065,000	0	1,885.000
3	1,209,000	5.835,000	0	1,435,000
4	1,071,000	5,605,000	0	1,205,000
5	933.000	5,375.000	0	975,000
6	795,000	5.145,000	0	745,000
7	657.000	4,915,000	0	515.000
8	519.000	4,685,000	0	285.000
9	381,000	4.455.000	0	55.000
0	243.000	4.225.000	0	-175,000
1	105.000	3,995,000	Ö	-405.000
2	0	3,732,000	0	-688.000
3	0	3,364,000	0	-1.036.000
4	0	2,996,000	Č	-1.404.000
5	0	2.528,000	e	-1,772.000
- 5	0	2,260,000	0	-2,140.000
7	0	1,892,000	ő	-2,140.000
В	0	1,524,000	0	-2,876,000
9	0	1,158,000	0	-2,876,000
0	0	788.000	0	-3,244,000 -3,612,000
1"	0	420.000	0	-3,812,000 -3,980,000
12	0	420.000 52.000	0	-3,980.000 -4,346,000
3	0	-316,000	0	-4.716.000 -4.716.000
4	0	-316,000 -684,000		
5	0		0	-5,084,000
6	0	-1.052,000 -1.420,000	0	-5,452.000
7	Ö		0	-5,820,000
В	0	-1.788,000	0	-6,168,000
19	0	-2,156,000	0	-6,556.000
	. *	-2.524,000	0	-6,924.000
al Remaining Years	21	32	10	19

[&]quot;Ashfer casacry includes cell 17-20, parts 19-20 have not been constructed. Once amfer casacry is used up ash goes to South Dade. Assertines all unless consumes capacity whether or not if it used as cover ""North Dade casacry represents buildout of the facility. When North Dade casacry represents buildout of the facility. When North Dade casacry represents buildout of the facility. When North Dade capacity is operated to set on the capacity of the facility o

MEMORANDUM

TO:

Dianne O'Quinn-Williams, Director Department of Planning and Zoning

DATE:

August 6, 2002

FROM:

Vivian Donnell Rodriguez

SUBJECT: Concurrency Approval

Director

Park and Recreation Departm

This memorandum updates the blanket concurrency approval memo of September 5, 2001. There is an adequate level of service for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year.

This approval is valid until September 30, 2003. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z W. Howard Gregg, Asst. Director for Planning & Development, PARD Barbara Falsey, Chief, Planning and Research Division, PARD



MIAMI-DADE COUNTY DIRECTOR'S OFFICE ETT. OF PLANNING & ZONING

2002 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	1995 Population	Accrued Population	Total Population	Need @ 2.75 Acres	Exist	ing Local Open	Space	Total Local	Surplus (Deficit)	Level of Service
	Population	ropulacion	ropulation	Per 1000 (Acres)	Park Acres	School field Acres	1/2 Private Acres		Acres	
= = = =	#==========	=======================================				:==============	=======================================	=======================================	16====================================	:4255555
1	454,457	64,558	519,015	1,427.28	1,198.25	702.34	85.32	1,985.91	558.63	1.391
2 3	495,397 136,815	64,277 24,777	559,674 161,592	1,539.09 444.37	1,598.06 578.93	508.33 177.20	139.79 6.90	2,246.18 763.03	707.09 318.66	1.459 1.7 1 7
====	=055555=====		: .	:======================================	=======================================		******		.=========	12222225
£:	1,086,669	153,612	1,240,281	3,410.74	3,375.24	1,387.87	232.01	4,995.12	1,584.38	1.522